

SAN FRANCISCO PUBLIC LIBRARY



3 1223 06290 6889

5 CLOSED  
STACKS

5/S



*San Francisco Public Library*

GOVERNMENT INFORMATION CENTER  
SAN FRANCISCO PUBLIC LIBRARY

REFERENCE BOOK

*Not to be taken from the Library*







S.F. CITY PLANNING COMMISSION

NOTICE OF MEETING & CALENDAR

1990



55  
4  
90

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 4, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JAN 3 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.416D (Berkowitz)  
8 HEAD STREET, east side between Bepler and Shakespeare Streets, Lot 26 in Assessor's Block 7170 - Request for Discretionary Review of Building Permit Application No. 8820560 for the CONSTRUCTION OF A THREE-STORY SINGLE FAMILY DWELLING in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of December 14, 1989)  
(Proposed for continuation to January 11, 1990)
2. 88.643E (Bauman)  
Fisherman's Wharf Seafood Center, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration for the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.  
(Proposed for continuation to January 18, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 89.316U (Berkowitz)  
271 GAVEN STREET, south side between Boylston and Merrill Streets, Lot 21 in Assessor's Block 5859 - Consideration of final action on Building Permit Application No. 8808884 for the CONSTRUCTION OF A THREE-STORY SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.

(Public Hearing Closed and Continued from Regular Meeting of December 14, 1989)

NOTE: On December 14, 1989, the Commission passed a motion of intent to approve the application by a vote of 6-0.

5. 89.396D (Nixon)  
155 CRESTA VISTA DRIVE, north side near Globe Alley, Lot 16 in Assessor's Block 2993 - Consideration of final action on Building Permit Application No. 8910927 for a proposed penthouse addition to the existing single family structure in an RH-1(D) (House, One-Family, Detached Dwellings) district and a 40-X Height and Bulk District.

(Public Hearing Closed and Continued from Special Meeting of December 11, 1989)

NOTE: On December 11, 1989, the Commission passed a motion of intent to disapprove the application by a vote of 4-1, Commissioner Karasick dissenting and Commissioner Boldridge absent.

6. 89.507D (Nixon)  
167 CRESTA VISTA DRIVE, north side near Globe Alley, Lot 14 in Assessor's Block 2993 - Consideration of final action on Building Permit Application No. 8910929 for a proposed penthouse addition to the existing single family structure in an RH-1(D) (House, One-Family, Detached Dwellings) district and a 40-X Height and Bulk District.

(Public Hearing Closed and Continued from Special Meeting of December 11, 1989)

NOTE: On December 11, 1989, the Commission passed a motion of intent to disapprove the application by a vote of 4-1, Commissioner Karasick dissenting and Commissioner Boldridge absent.

7. 89.508D (Nixon)  
161 CRESTA VISTA DRIVE, north side near Globe Alley, Lot 15 in Assessor's Block 2993 - Consideration of final action on Building Permit Application No. 8910925 for a proposed penthouse addition to the existing single family structure in an RH-1(D) (House, One-

## Item #89.508D (Cont)

Family, Detached Dwellings) district and a 40-X Height and Bulk District.

(Public Hearing Closed and Continued from Special Meeting of December 11, 1989)

NOTE: On December 11, 1989, the Commission passed a motion of intent to disapprove the application by a vote of 4-1, Commissioner Karasick dissenting and Commissioner Boldridge absent.

8. 89.606D (Nixon)  
133 CRESTA VISTA DRIVE, north side near Globe Alley, Lot 18 in Assessor's Block 2993 - Consideration of final action on Building Permit Application No. 8920420 for a proposed greenhouse/penthouse addition to the existing single family structure in an RH-1(D) (House, One-Family, Detached Dwellings) district and a 40-X Height and Bulk District.  
(Public Hearing Closed and Continued from Special Meeting of December 11, 1989)  
NOTE: On December 11, 1989, the Commission passed a motion of intent to approve the application by a vote of 5-0, Commissioner Boldridge absent.

F. REGULAR CALENDAR

9. 89.610C (Green)  
540 ARGUELLO BOULEVARD, between Geary Boulevard and Anza Street, Lot 9 in Assessor's Block 1083 - Request for authorization of Conditional Use to add a third story to an existing building thereby increasing the floor area devoted to a single non-residential use to exceed 6,000 square feet within the NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal results in an expansion of the Indian Consulate Offices from approximately 6,389 (gross) square feet on two floors to approximately 8,879 (gross) square feet on three floors. Construction work which began without proper authorization has stopped with the owner's cooperation. The project also requires consideration of rear yard and off-street parking variance.  
(Continued from Regular Meeting of December 14, 1989)
10. 89.662D (Badiner)  
601 JACKSON STREET/859 KEARNY STREET, southwest corner of Jackson and Kearny Streets, Lot 1 in Assessor's Block 194 - Request for Discretionary Review of Building Permit Application No. 8922633 for the demolition of a retail use and a vacant residential hotel damaged by the earthquake in the Chinatown Community Business District and a 65-N Height and Bulk District. The building is designated a Contributory Building in the proposed Chinatown Historic District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

3:00 P.M.

11. 89.633ET (Badiner)  
Consideration of an Ordinance transmitted from the Board of Supervisors to amend Section 181(d) of the City Planning Code to allow restoration of illegal dwelling units in earthquake damaged residential buildings provided that the units were occupied within one year prior to October 17, 1989, and that the units comply with the safety codes. Units legalized pursuant to this Ordinance would be subject to the Rent Stabilization Ordinance.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 P.M.  
-----

12. 89.572T (Skiffer)  
Consideration of Amendments to the San Francisco Administrative Code to add Chapter 31-A, requiring the preparation of a social-economic impact report for reclassification of property which would affect one or more blocks in a neighborhood commercial district, reduce the dwelling density or intensity of use, and for designation of historic districts or landmark structures.

4:30 P.M.

13. 89.303D (Nixon)  
2526 - 43RD AVENUE, east side between Ulloa and Vicente Streets, Lot 27 in Assessor's Block 2443 - Discretionary Review of Building Permit Application No. 8903529 for a proposed one-story addition to the existing two-story single family structure on a lot in an RH-1 (House, One-Family) district.  
(Continued from Special Meeting of December 11, 1989)
14. 89.141VU (Wilson)  
2220 - 9TH AVENUE, southeast side between Mesa and San Marcos Avenues, Lot 34 in Assessor's Block 2861 - Review for exception as a project under the Tier 3 Neighborhood Conservation Interim Controls of Building Permit Application No. 8916726 for the construction of a rear addition to a single family dwelling in an RH-1(D) (House, One-Family, Detached Dwellings) district.
15. 89.561C (Miller)  
100 MASONIC AVENUE, southeast corner of O'Farrell Street, Lot 26 in Assessor's Block 1105 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT FOR THE EXPANSION OF A RESIDENTIAL CARE FACILITY (Mount St. Joseph-St. Elizabeth) consisting of the construction of a new 4,320 square foot classroom building and a new parking lot in the otherwise required rear yard area in an RM-1 (Mixed Residential, Low Density) district.

16. 89.602CV (Miller)  
840-842 FELL STREET, north side between Steiner and Fillmore Streets, Lot 14 in Assessor's Block 822 - Request for authorization of Conditional Use for a 14-BED RESIDENTIAL CARE FACILITY in an RM-1 (Mixed Residential, Low Density) district. This property is also the subject of a request for a Variance of the rear yard requirements of the City Planning Code to permit construction of a new exit stairway.
17. 89.602CV (Miller)  
840-842 FELL STREET, north side between Steiner and Fillmore Streets, Lot 14 in Assessor's Block 822 - Request for a VARIANCE OF THE REAR YARD REQUIREMENTS of the City Planning Code to permit the construction of a new exit stairway in the required rear yard area in conjunction with a request for authorization of Conditional Use for a 14-bed residential care facility.
18. 89.143C (Miller)  
445 BURNETT AVENUE, northeast corner of Dixie Alley, Lot 24 in Assessor's Block 2756 - Request for authorization of Conditional Use for a TWELFTH DWELLING UNIT on a lot with 14,990 square feet in an RH-3 (House, Three-Family) district when the City Planning Code permits up to one dwelling unit per 1,000 square feet of lot area as a Conditional Use in an RH-3 (House, Three-Family) district.

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.





NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 11, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JAN 8 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.527C (Gallagher)  
1621 IRVING STREET, south side between 17th and 18th Avenues, Lot 13 in Assessor's Block 1772 - Request for authorization of Conditional Use under Section 711.39 for residential demolition of the existing two-story over garage structure and construction of a new three-story building with parking for one vehicle and 1,475 square feet of ground floor retail space, a second floor child care facility and a third floor three-bedroom residential unit of 1,570 square feet. The legal use of the existing building is unclear but appears to be either one or two dwelling units.  
(Continued from Regular Meeting of November 30, 1989)  
(Proposed for continuation to January 18, 1990)
2. 89.431D (Nixon)  
766 FRANCISCO STREET, north side between Leavenworth and Jones Streets, Lots 30 and 34 in Assessor's Block 44 - Request for Discretionary Review of Building Permit Application No. 8908599 for the REPAIR OF A DECK, STAIRS AND RAILING IN A RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of December 14, 1989)  
(Proposed for continuation to January 22, 1990)
3. 89.304U (Berkowitz)  
2512 UNION STREET, north side between Scott and Divisadero Streets, Lot 6 in Assessor's Block 945 - Review for exception as a project under Tier 3 Neighborhood Conservation Interim Controls of Building Permit Application No. 8904497 for the CONSTRUCTION OF A DECK AND AN

## Item #89.304U (Cont)

ADDITION TO A KITCHEN IN A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.

(Continued from Regular Meeting of November 30, 1989)

(Proposed for continuation to February 8, 1990)

4. 89.059D (Berkowitz)  
1108-1110 DOLORES STREET, west side between 24th and Jersey Streets, Lot 1-B in Assessor's Block 6510 - Request for Discretionary Review of Building Permit Application No. 8900663 for the ADDITION OF A FOURTH FLOOR TO AN EXISTING TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of November 30, 1989)  
(Proposed for continuation to February 8, 1990)
5. 88.790C (Gallagher)  
1480 ALABAMA STREET, northwest corner of Army Street, Lot 10 in Assessor's Block 4338 - Request for authorization of Conditional Use under Section 303(e) to remove Condition of Approval No. 1 from Resolution No. 9067, which restricts the transfer of ownership of an existing bar in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of October 26, 1989)  
(Proposed for continuation to March 1, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

6. Consideration of Resolution of Appreciation to Leonard Tom for his service in the Commission.

D. DIRECTOR'S REPORT

7. 88.547ECVK (Nixon)  
1700 VAN NESS AVENUE, northeast corner of the intersection of Van Ness Avenue and Sacramento Street, Lot 18 in Assessor's Block 622 - Correction to approved Motion No. 11719 in Condition No. 2 under "Housing". The incorrect language states "The loan will have a minimum term not to exceed 5 years." The correct language should state "The loan will have a minimum term of not less than 5 years."

8. 88.709ECK (Nixon)  
1650 JACKSON STREET, north side between Van Ness Avenue and Polk Street, Lot 4 in Assessor's Block 595 - Correction to approved Motion No. 11647 in Condition No. 2 under "Housing". The incorrect language states "The loan will have a minimum term not to exceed 5 years." The correct language should state "The loan will have a minimum term of not less than 5 years."

9. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

Consideration of Resolution to expedite earthquake related permits and approvals, including building expansions, by processing them before non-earthquake related permits.

10. Discussion of proposed Redevelopment survey area in the South of Market.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

11. 89.287U (Berkowitz)  
22 PRESIDIO TERRACE, south side near Arguello Boulevard, Lot 29 in Assessor's Block 1355 - Consideration of final action on Building Permit Application No. 8815406 for the CONSTRUCTION OF A REAR YARD DECK in an RH-1(D) (House, One-Family, Detached Dwellings) district. (Public Hearing Closed and Continued from Regular Meeting of December 14, 1989)

NOTE: On December 14, 1989, the Commission passed a motion of intent to approve the application by a vote of 6-0.

12. 89.610C (Green)  
540 ARGUELLO BOULEVARD, between Geary Boulevard and Anza Street, Lot 9 in Assessor's Block 1083 - Consideration of final action on the request for authorization of Conditional Use to add a third story to an existing building thereby increasing the floor area devoted to a single non-residential use to exceed 6,000 square feet within the NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal results in an expansion of the Indian Consulate Offices from approximately 6,389 (gross) square feet on two floors to approximately 8,879 (gross) square feet on three floors. Construction work which began without proper authorization has stopped with the owner's cooperation. The project also requires consideration of rear yard and off-street parking variance. (Public Hearing Closed and Continued from Regular Meeting of January 4, 1990)

NOTE: On January 4, 1990, the Commission passed a motion of intent to approve the request with conditions by a vote of 5-1, Commissioner Bierman dissenting.

13. 89.633ET (Badiner)  
Consideration of final action on an Ordinance transmitted from the Board of Supervisors to amend Section 181(d) of the City Planning Code to allow restoration of illegal dwelling units in earthquake

## Item #89.633ET (Cont)

damaged residential buildings provided that the units were occupied within one year prior to October 17, 1989, and that the units comply with the safety codes. Units legalized pursuant to this Ordinance would be subject to the Rent Stabilization Ordinance.

(Public Hearing Closed and Continued from Regular Meeting of January 4, 1990)

NOTE: On January 4, 1990, the Commission passed a motion of intent to approve the Ordinance with amendments by a vote of 4-2, Commissioners Karasick and Boldridge dissenting.

F. REGULAR CALENDAR

14. 89.303D (Nixon)  
2526 - 43RD AVENUE, east side between Ulloa and Vicente Streets, Lot 27 in Assessor's Block 2443 - Discretionary Review of Building Permit Application No. 8903529 for a proposed one-story addition to the existing two-story single family structure on a lot in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of January 4, 1990)

15. 89.227D (Berkowitz)  
44 EDINBURGH STREET, northwest side between Silver and Peru Avenues, Lot 1-A in Assessor's Block 5950 - Request for Discretionary Review of Building Permit Application No. 8809057 for a GROUND FLOOR ADDITION TO A ONE-FAMILY HOUSE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of December 14, 1989)

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 P.M.  
-----

16. 89.282D (Berkowitz)  
134 CASTENADA AVENUE, west side near Alton Avenue, Lot 10 in Assessor's Block 2840 - Discretionary Review of Building Permit Application No. 8902092 for the ADDITION OF A STORY OF OCCUPANCY TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
(Continued from Regular Meeting of November 30, 1989)

4:00 P.M.

17. 89.023VU (Berkowitz)  
180-180A DOUGLASS STREET, west side between 18th Street and Market Street, Lot 14 in Assessor's Block 2651 - Review for exception as a project under the Tier 3 Neighborhood Conservation Interim Controls of Building Permit Application No. 8913682 for the construction of a rear yard garage for a residential building in an RH-2 (House, Two-Family) district.

18. 89.134ED (Berkowitz)  
95 ORANGE ALLEY, west side between 24th and 25th Streets, Lot 27-B in Assessor's Block 6515 - Request for Discretionary Review of Building Permit Application No. 8903769 for the CONSTRUCTION OF A THREE-STORY, THREE-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of November 30, 1989)
19. 89.351D (Berkowitz)  
3421 RIVERA STREET, south side between 44th and 45th Avenues, Lot 48 in Assessor's Block 2305 - Discretionary Review of Building Permit Application No. 8905252 for the ADDITION OF A FLOOR OF OCCUPANCY TO A ONE-STORY HOUSE in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of December 14, 1989)

5:00 P.M.

20. 88.354EZT (Montana)  
SOUTH OF MARKET PLAN AND ZONING CONTROLS, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of text and map amendments to the City's Master Plan as well as text and zoning map amendments to the City Planning Code affecting properties lying within Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789, and reclassifying property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Extended Preservation District, Special General Advertising Sign District, Hall of Justice Legal Services District or South of Market Base Districts, and reclassifying Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-X, 80-K, 85-X, 40-X/85-B, 130-E or OS. The proposed controls are contained in a document entitled "South of Market Zoning Controls -- Proposal for Adoption", October 1989. The proposed Master Plan text amendments are contained in a document entitled "South of Market Plan -- Proposal for Adoption", October 1989.  
(Continued from Regular Meeting of December 14, 1989)

21. 89.065L (Marsh)  
SOUTH END HISTORIC DISTRICT, area generally bounded by Harrison Street to the north, First Street to the east, King Street to the south, and Ritch Street to the west, the subject district includes the following Lots and Blocks: Lot 70 in Assessor's Block 3764; Lots 1, 2, 5, 6, 7, 8, 12, 13, 15, 18, 24, 25, 26, 27, 31, 44, 45, 48, 62, 63, 64, 67, 68, and 69 in Assessor's Block 3774; Lots 1, 2, 4, 5, 7, and 8 in Assessor's Block 3775; Lots 5, 7, 8, 9, 10, and 11 in Assessor's Block 3787; Lots 2, 2-A, 8, 9, 9-A, 10, 11-A, 12, 13, 14, 15, 19, 20, 37, 38, 41, 43, and 44 in Assessor's Block 3788; Lots 3, 4, 5, 7, 8, 9, 10, 12, and 15 in Assessor's Block 3789; and Lots 10, 14, 15, 21, 22, and 23 in Assessor's Block 3794 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of a South End Historic District pursuant to Article 10 of the City Planning Code. The proposed Landmarks Preservation Advisory Board District would include properties located within the Rincon Point/South Beach Redevelopment Agency District as well as the proposed South of Market Plan boundaries.  
(Continued from Regular Meeting of December 14, 1989)

Adjournment.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesdays in Room 1202 in the State Office Building at 350 McAllister Street:  
Tuesday, January 16, 1990  
Tuesday, January 23, 1990  
Tuesday, January 30, 1990  
Information concerning meeting cancellation can be obtained by calling 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 18, 1990  
ROOM 282, CITY HALL  
3:30 P.M.

DOCUMENTS DEPT.

JAN 16 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

3:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.602CV (Miller)  
840-842 FELL STREET, north side between Steiner and Fillmore Streets, Lot 14 in Assessor's Block 822 - Request for authorization of Conditional Use for a 14-BED RESIDENTIAL CARE FACILITY in an RM-1 (Mixed Residential, Low Density) district. This property is also the subject of a request for a Variance of the rear yard requirements of the City Planning Code to permit the construction of a new exit stairway.  
(Continued from Regular Meeting of January 4, 1990)  
(Proposed for continuation to January 25, 1990)
2. 89.602CV (Miller)  
840-842 FELL STREET, north side between Steiner and Fillmore Streets, Lot 14 in Assessor's Block 822 - Request for a VARIANCE OF THE REAR YARD REQUIREMENTS of the City Planning Code to permit the construction of a new exit stairway in the required rear yard area in conjunction with a request for authorization of Conditional Use for a 14-bed residential care facility.  
(Continued from Regular Meeting of January 4, 1990)  
(Proposed for continuation to January 25, 1990)
3. 88.643E (Bauman)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration for the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street

## Item #88.643E (Cont)

Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.

(Continued from Regular Meeting of January 4, 1990)

(Proposed for continuation to February 1, 1990)

4. ELECTION OF OFFICERS:

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year".

(Proposed for continuation to February 8, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

## 5. 88.742C (Green)

1501 PACIFIC AVENUE - Status of Department review of applications for both demolition of the existing service station, and construction of a new mixed use building as previously authorized by the City Planning Commission under Motion No. 11705.

(Authorization for approval on July 13, 1989)

## 6. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

## 7. 89.561C (Miller)

100 MASONIC AVENUE, southeast corner of O'Farrell Street, Lot 26 in Assessor's Block 1105 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT FOR THE EXPANSION OF A RESIDENTIAL CARE FACILITY (Mount St. Joseph-St. Elizabeth) consisting of the construction of a new 4,320 square-foot classroom building and a new parking lot in the otherwise required rear yard area in an RM-1 (Mixed Residential, Low Density) district.

(Public Hearing Closed and Continued from Regular Meeting of January 4, 1990)

NOTE: On January 4, 1990, the Commission passed a motion of intent to approve the request by a vote of 6-0.

F. REGULAR CALENDAR

8. (Blazej)  
Public hearing and comment pursuant to Section 321.1 on "Office Projects Approved Since November 29, 1984 - Annual Limit Adjustment" as outlined in a Department of City Planning memorandum of December 5, 1989.
9. 89.662D (Badiner)  
601 JACKSON STREET/859 KEARNY STREET, southwest corner of Jackson and Kearny Streets, Lot 1 in Assessor's Block 194 - Request for Discretionary Review of Building Permit Application No. 8922633 for the demolition of a retail use and a vacant residential hotel damaged by the earthquake in the Chinatown Community Business District and a 65-N Height and Bulk District. The building is designated a Contributory Building in the proposed Chinatown Historic District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of January 4, 1990)
10. 89.143C (Miller)  
445 BURNETT AVENUE, northeast corner of Dixie Alley, Lot 24 in Assessor's Block 2756 - Request for authorization of Conditional Use for a TWELFTH DWELLING UNIT on a lot with 14,990 square feet in an RH-3 (House, Three-Family) district when the City Planning Code permits up to one dwelling unit per 1,000 square feet of lot area as a Conditional Use in an RH-3 (House, Three-Family) district.  
(Continued from Regular Meeting of January 4, 1990)
11. 89.118CV (Gallagher)  
356 - 12TH STREET, southwest corner of Bernice Street (also with frontage on Isis Street), Lot 7 in Assessor's Block 3522 - Request for authorization of Conditional Use under Section 215 for the construction of thirty-one dwelling units in an M-1 (Light Industrial) district.
12. 89.118CV (Gallagher)  
356 - 12th STREET, southwest corner of Bernice Street (also with frontage on Isis Street), Lot 7 in Assessor's Block 3522 - The proposal is to subdivide a lot and to construct two buildings with a total of thirty-one dwelling units. A rear yard Variance is required because one of the buildings would have a rear yard of 15 to 18 feet where 26 feet are required. The proposal also requires a dwelling unit exposure Variance because ten of the units in one building face on a substandard rear yard. The proposal further requires a lot width Variance because the lot division would result in one lot facing Isis Street which would have a width of between 22 and 24 feet where 25 feet are required. The proposal requires a Variance from the provision in Section 215 which determines density in an M-1 (Light Industrial) district by the density in the nearest residential district. The proposed density in this case would be that of an RM-4 (Mixed Residential, High Density) district, which is not the nearest residential district.

5:00 P.M.

13. 89.527C (Gallagher)  
1621 IRVING STREET, south side between 17th and 18th Avenues, Lot 13  
in Assessor's Block 1772 - Request for authorization of Conditional  
Use under Sections 711.39 and 161(j) for residential demolition and  
construction of a mixed use building without the required parking.  
The proposal is to demolish the existing two-story over garage  
structure and to construct a new three-story building with ground  
floor child care facility, second floor office and either one or two  
dwelling units on the third floor in an NC-2 (Small-Scale  
Neighborhood Commercial) district.  
(Continued from Regular Meeting of January 11, 1990)

## Adjournment.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00  
a.m. on the following Tuesdays in Room 1202 in the State Office Building  
at 455 Golden Gate Avenue:  
Tuesday, January 16, 1990  
Tuesday, January 23, 1990  
Tuesday, January 30, 1990  
Information concerning meeting cancellation can be obtained by calling  
554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and  
reclassifications may be appealed to the Board of Supervisors within 30  
days. Call (415) 554-5184 for information. Commission actions after  
Discretionary Review may be appealed to the Board of Permit Appeals within  
15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for  
information. Zoning Administrator action on a Variance application may be  
appealed to the Board of Permit Appeals within 10 days of the issuance of  
the written decision.

NOTE: For information related to any of the above matters, please call  
Lori Yamauchi, Administrative Secretary, City Planning Commission, at  
(415) 558-6414.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
JANUARY 22, 1990  
450 MCALLISTER STREET, ROOM 605  
4:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

4:00 P.M.

A. Informational workshop and discussion on the Proposed Work Program and Budget of the Department of City Planning for Fiscal Year 1990-91.

B. Public Comment

NOTE: Public comment will be limited in length to 3 minutes per speaker.  
The Commission will not act formally on any matters raised.

-----  
NOTE: The Commission will take a 30-minute recess at approximately 6:00 p.m.  
-----

6:30 P.M.

1. 89.431D (Nixon)  
766 FRANCISCO STREET, north side between Leavenworth and Jones Streets, Lots 30-34 in Assessor's Block 44 - Request for Discretionary Review of Building Permit Application No. 8908599 proposing an approximate 2 feet wide expansion to the existing rear second floor deck and minor reconfiguration of the rear stairs for a five-family structure in an RH-2 (House, Two-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing(Continued from Regular Meeting of January 11, 1990)
2. 89.558D (Nixon)  
1164-1166 FILBERT STREET, north side between Hyde and Leavenworth Streets, Lot 13 in Assessor's Block 94 - Request for Discretionary Review of Building Permit Application No. 8915654 proposing reduction in size of a roof-top penthouse, which exceeds the limits of approved Variance (86.499EV) for a building in an RH-3 (House, Three-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing

3. 89.563D (Nixon)  
380 NAGLEE AVENUE, northeast side between San Jose Avenue and the Southern Freeway (HWY 280), Lot 35 in Assessor's Block 7063 - Request for Discretionary Review of Building Permit Application No. 8907144 proposing the construction of a two-story over garage, three-bedroom single family building after demolition of the existing single family building in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
4. 89.569U (Nixon)  
1735 - 27TH AVENUE, west side between Moraga and Noriega Streets, Lot 6 in Assessor's Block 2022 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8901424 for legalization of a first story deck constructed without the benefit of a Building Permit at the rear of the existing single family building in an RH-1 (House, One-Family) district.

Adjournment.

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 25, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JAN 22 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.572T (Skiffer)  
Consideration of Amendments to the San Francisco Administrative Code to add Chapter 31-A, requiring the preparation of a social-economic impact report for reclassification of property which would affect one or more blocks in a neighborhood commercial district, reduce the dwelling density or intensity of use, and for designation of historic districts or landmark structures.  
(Continued from Regular Meeting of January 4, 1990)  
(Proposed for continuation to February 1, 1990)
2. 88.182EC (McDonald)  
438 OTSEGO AVENUE (OTSEGO GARDENS), northwest side between Oneida and Onondaga Avenues, Lots 4, 5, 8-B, 12, and 13 in Assessor's Block 6951 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT FOR AS MANY AS 10 SINGLE FAMILY DWELLING UNITS on lots having an aggregate area of approximately 27,100 square feet and proposing exceptions from the Planning Code requirements for unit density, rear yard depth, parking in the rear yard and open automobile parking in an RH-1 (House, One-Family) district with a 40-X Height and Bulk designation.  
(Continued from Regular Meeting of November 30, 1989)  
(Proposed for continuation to February 8, 1990)
3. 89.402D (Berkowitz)  
770 CAROLINA STREET, west side between Southern Heights Avenue and 20th Street, Lot 10 in Assessor's Block 4096 - Request for Discretionary Review of Building Permit Application No. 8908430 for



## Item #89.402D (Cont)

the CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of December 14, 1989)

(Proposed for continuation to February 8, 1990)

4. 89.351D (Berkowitz)  
3421 RIVERA STREET, south side between 44th and 45th Avenues, Lot 48  
in Assessor's Block 2305 - Discretionary Review of Building Permit  
Application No. 8905252 for the ADDITION OF A FLOOR OF OCCUPANCY TO A  
ONE-STORY HOUSE in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of January 11, 1990)  
(Proposed for continuation to February 8, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

5. 89.703X (Blazej)  
535-539 MISSION STREET, south side between First and Second Streets,  
Lot 68 in Assessor's Block 3721 - Informational presentation on the  
application to remove 2-3/4 floors from the existing structure and to  
restore the parapet and building frontage to appear as a two-story  
building from its current four-story height.
6. Status Report on the Department of City Planning activities on  
earthquake related matters. Public comment will be received.

E. REGULAR CALENDAR

7. 89.380D (Berkowitz)  
251 CERVANTES BOULEVARD, southwest side between Scott and Avila  
Streets, Lot 3 in Assessor's Block 417-B - Request for Discretionary  
Review of Building Permit Application No. 8820462 for a VERTICAL  
ADDITION in an RM-3 (Mixed-Residential, Medium Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of December 14, 1989)

8. 89.118CV (Gallagher)  
356 - 12TH STREET, southwest corner of Bernice Street (also with frontage on Isis Street), Lot 7 in Assessor's Block 3522 - Request for authorization of Conditional Use under Section 215 for the construction of thirty-one dwelling units in an M-1 (Light Industrial) district.  
(Continued from Regular Meeting of January 18, 1990)
9. 89.118CV (Gallagher)  
356 - 12th STREET, southwest corner of Bernice Street (also with frontage on Isis Street), Lot 7 in Assessor's Block 3522 - The proposal is to subdivide a lot and to construct two buildings with a total of thirty-one dwelling units. A rear yard Variance is required because one of the buildings would have a rear yard of 15 to 18 feet where 26 feet are required. The proposal also requires a dwelling unit exposure Variance because ten of the units in one building face on a substandard rear yard. The proposal further requires a lot width Variance because the lot division would result in one lot facing Isis Street which would have a width of between 22 and 24 feet where 25 feet are required. The proposal requires a Variance from the provision in Section 215 which determines density in an M-1 (Light Industrial) district by the density in the nearest residential district. The proposed density in this case would be that of an RM-4 (Mixed Residential, High Density) district, which is not the nearest residential district.  
(Continued from Regular Meeting of January 18, 1990)
10. 89.625C (Green)  
412 VALENCIA STREET, west side between 15th and 16th Streets, Lot 2 in Assessor's Block 3555 - Request for authorization of Conditional Use per Section 726.21 to expand an existing permitted conditional use to exceed 3,000 square feet in floor area within the Valencia Street Neighborhood Commercial District. The proposal is to expand an existing single-story building Motorcycle Repair Shop (defined as an Automotive Repair Shop by Section 790.15 of the City Planning Code) from 3,000 square feet to approximately 6,782 square feet on a lot approximately 6,875 square feet in size.
11. 89.085C (Hood)  
847 FILLMORE STREET, west side between Fulton and Grove Streets, Lot 2 in Assessor's Block 798 - Request for authorization of Conditional Use to convert an existing building containing two legal dwelling units to a bed and breakfast inn containing five guest rooms and owners' quarters.
12. 89.143C (Miller)  
445 BURNETT AVENUE, northeast corner of Dixie Alley, Lot 24 in Assessor's Block 2756 - Request for authorization of Conditional Use for a TWELFTH DWELLING UNIT on a lot with 14,990 square feet in an RH-3 (House, Three-Family) district when the City Planning Code permits up to one dwelling unit per 1,000 square feet of lot area as a Conditional Use in an RH-3 (House, Three-Family) district.  
(Continued from Regular Meeting of January 18, 1990)

3:00 P.M.

13. 89.602CV (Miller)  
840-842 FELL STREET, north side between Steiner and Fillmore Streets, Lot 14 in Assessor's Block 822 - Request for authorization of Conditional Use for a 14-BED RESIDENTIAL CARE FACILITY in an RM-1 (Mixed Residential, Low Density) district. This property is also the subject of a request for a Variance of the rear yard requirements of the City Planning Code to permit the construction of a new exit stairway.  
(Continued from Regular Meeting of January 18, 1990)
14. 89.602CV (Miller)  
840-842 FELL STREET, north side between Steiner and Fillmore Streets, Lot 14 in Assessor's Block 822 - Request for a VARIANCE OF THE REAR YARD REQUIREMENTS of the City Planning Code to permit the construction of a new exit stairway in the required rear yard area in conjunction with a request for authorization of Conditional Use for a 14-bed residential care facility.  
(Continued from Regular Meeting of January 18, 1990)

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 P.M.  
-----

15. 89.403D (Berkowitz)  
1219 - 19TH STREET, south side between Texas and Mississippi Streets, Lot 1-C in Assessor's Block 4065 - Request for Discretionary Review of Building Permit Application No. 8902271 for a SECOND FLOOR ADDITION in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of December 14, 1989)
16. 89.373U (Berkowitz)  
1001 CHENERY STREET, between Elk Street and Burnside Avenue, Lot 30 in Assessor's Block 6733-A - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8908048 for the CONSTRUCTION OF A REAR YARD ADDITION in an RH-1 (House, One-Family) district.

5:00 P.M.

17. 89.444D (Berkowitz)  
877 DARIEN WAY, north side between Northgate and Westgate Drives, Lot 36 in Assessor's Block 3273 - Request for Discretionary Review of Building Permit Application No. 8903995 for the CONSTRUCTION OF A HORIZONTAL ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

18. 89.433D (Berkowitz)  
53 ST. GERMAIN AVENUE, south side between Glenbrook Avenue and Twin Peaks Boulevard, Lot 86 in Assessor's Block 2721 - Request for Discretionary Review of Building Permit Application No. 8911522 for the CONSTRUCTION OF A FOUR-STORY SINGLE FAMILY DWELLING in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
19. 89.434D (Berkowitz)  
37 ST. GERMAIN AVENUE, south side between Glenbrook Avenue and Twin Peaks Boulevard, Lot 83 in Assessor's Block 2721 - Request for Discretionary Review of Building Permit Application No. 8911616 for the CONSTRUCTION OF A FIVE-STORY SINGLE FAMILY DWELLING in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Reviews hearing

Adjournment.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesdays in Room 1202 in the State Office Building at 455 Golden Gate Avenue:  
Tuesday, January 23, 1990  
Tuesday, January 30, 1990  
Information concerning meeting cancellation can be obtained by calling 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



55  
+  
5/90

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JANUARY 25, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

JAN 23 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales and Nothenberg.

1:30 P.M.

D. DIRECTOR'S REPORT

- 5a. Consideration of Resolution concerning the adoption and implementation of the Proposed Outer Continental Shelf (OCS) Leasing Program.





NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
FEBRUARY 1, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.  
JAN 29 1990  
SAN FRANCISCO  
PUBLIC LIBRARY  
JAN 29 1990  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales, Nothenberg and Sewell.

1:30 P.M.

Informational workshop and discussion on the Proposed Work Program and Budget of the Department of City Planning for Fiscal Year 1990-91. Public comment will be received.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

4:00 P.M.

A. ITEMS TO BE CONTINUED

1. 89.558D (Nixon)  
1164-1166 FILBERT STREET, north side between Hyde and Leavenworth Streets, Lot 13 in Assessor's Block 94 - Consideration of final action on Building Permit Application No. 8915654 proposing reduction in size of a roof-top penthouse, which exceeds the limits of approved Variance (86.499EV) for a building in an RH-3 (House, Three-Family) district.  
(Public Hearing Closed and Continued from Special Meeting of January 22, 1990)  
(Proposed for continuation to February 8, 1990)  
NOTE: On January 22, 1990, the Commission passed a motion of intent to approve the application by a vote of 5-0, Commissioners Boldridge and Sewell absent.
2. 88.643E (Bauman)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration for the proposed renovation and expansion of fish handling facilities at Pier 45;

## Item #88.643E (Cont)

construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.

(Continued from Regular Meeting of January 18, 1990)

(Proposed for continuation to February 15, 1990)

3. 88.643M (Liebermann)  
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the wharf area as an active working, commercial fishing port.  
(Proposed for continuation to February 15, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

4. (Bash)  
Consideration of Resolution authorizing the Director of Planning to submit a Supplemental Appropriation Request for up to \$325,000 from the Mission Bay Development Agreement Special Fund for City work activities associated with said Development Agreement activities.
5. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.  
Consideration of further Commission response to proposed legislation which would allow restoration of illegal dwelling units in earthquake damaged residential buildings.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 89.403D (Berkowitz)  
1219 - 19TH STREET, south side between Texas and Mississippi Streets, Lot 1-C in Assessor's Block 4065 - Consideration of final action on Building Permit Application No. 8902271 for a SECOND FLOOR ADDITION in an RH-2 (House, Two-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of January 25, 1990)

NOTE: On January 25, 1990, the Commission passed a motion of intent to approve the application with modifications by a vote of 6-0, Commissioner Hu absent.

F. REGULAR CALENDAR

7. 89.378EC (Chiong)  
3309 FILLMORE STREET, west side between Chestnut and Lombard Streets, Lot 6 in Assessor's Block 491 - Request for authorization of Conditional Use under Section 712.39 to demolish a two-story building with ground floor commercial use and a second floor dwelling unit and to construct a four-story mixed use building with subterranean parking within an NC-3 (Moderate-Scale Neighborhood Commercial) district.
8. 89.380D (Berkowitz)  
251 CERVANTES BOULEVARD, southwest side between Scott and Avila Streets, Lot 3 in Assessor's Block 417-B - Request for Discretionary Review of Building Permit Application No. 8820462 for a VERTICAL ADDITION in an RM-3 (Mixed-Residential, Medium Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of January 25, 1990)
9. 89.572T (Williams)  
Consideration of Amendments to the San Francisco Administrative Code to add Chapter 31-A, requiring the preparation of a social-economic impact report for reclassification of property which would affect one or more blocks in a neighborhood commercial district, reduce the dwelling density or intensity of use, and for designation of historic districts or landmark structures.  
(Continued from Regular Meeting of January 25, 1990)  
NOTE: The original amendments have been revised. Copies of the revised Ordinance are available at the Department of City Planning, 450 McAllister Street, 4th Floor.
- 5:00 P.M.
10. 89.571MR (Kohlstrand)  
WATERFRONT TRANSPORTATION PROJECTS - The Waterfront Transportation Projects under consideration are The Embarcadero Roadway, the F-Line, the MUNI Metro Extension, and the I-280 ramp reconstruction. The project boundaries extend from Fisherman's Wharf in the north to Sixth Street and King Street in the south - Consideration of Amendments to the San Francisco Master Plan and review for consistency with the Master Plan of the proposals for the Waterfront Transportation Projects. The Commission will also consider a resolution endorsing changes to the Bay Conservation and Development Commission's "Total Design Plan" to make it consistent with the proposed changes to the Master Plan.
11. 89.468C (Pearl)  
2650 FULTON STREET, northeast corner of 3rd Avenue, Lot 19 in Assessor's Block 1645 - Request for authorization of Conditional Use to establish legal use of a religious institution (Cultural

## Item #89.468C (Cont)

Integration Fellowship) and group housing for religious orders in an RH-1 (House, One-Family) district.

The proposal is to establish legal use of the property as a religious institution per City Planning Code Section 209.3(j) and group housing for religious orders per City Planning Code Section 209.2(b). Current authorized use of the property is as a one-family dwelling.

12. 88.354E2T (Montana)  
SOUTH OF MARKET PLAN AND ZONING CONTROLS, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of text and map amendments to the City's Master Plan as well as text and zoning map amendments to the City Planning Code affecting properties lying within Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789, and reclassifying property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Extended Preservation District, Special General Advertising Sign District, Hall of Justice Legal Services District or South of Market Base Districts, and reclassifying Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 105-K, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-X, 80-K, 85-X, 40-X/85-B, 130-E or OS. The proposed controls are contained in a document entitled "South of Market Zoning Controls -- Proposal for Adoption", October 1989. The proposed Master Plan text amendments are contained in a document entitled "South of Market Plan -- Proposal for Adoption", October 1989.  
(Continued from Regular Meeting of January 11, 1990)

13. 89.065L (Marsh)  
SOUTH END HISTORIC DISTRICT, area generally bounded by Harrison Street to the north, First Street to the east, King Street to the south, and Ritch Street to the west, the subject district includes the following Lots and Blocks: Lot 70 in Assessor's Block 3764; Lots 1, 2, 5, 6, 7, 8, 12, 13, 15, 18, 24, 25, 26, 27, 31, 44, 45, 48, 62, 63, 64, 67, 68, and 69 in Assessor's Block 3774; Lots 1, 2, 4, 5, 7, and 8 in Assessor's Block 3775; Lots 5, 7, 8, 9, 10, and 11 in Assessor's Block 3787; Lots 2, 2-A, 8, 9, 9-A, 10, 11-A, 12, 13, 14, 15, 19, 20, 37, 38, 41, 43, and 44 in Assessor's Block 3788; Lots 3, 4, 5, 7, 8, 9, 10, 12, and 15 in Assessor's Block 3789; and Lots 10, 14, 15, 21, 22, and 23 in Assessor's Block 3794 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of a South End Historic District pursuant to

## Item #89.065L (Cont)

Article 10 of the City Planning Code. The proposed Landmarks Preservation Advisory Board District would include properties located within the Rincon Point/South Beach Redevelopment Agency District as well as the proposed South of Market Plan boundaries.

(Continued from Regular Meeting of January 11, 1990)

## Adjournment.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesdays in Room 1202 in the State Office Building at 455 Golden Gate Avenue:

Tuesday, January 30, 1990

Information concerning meeting cancellation can be obtained by calling 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.



NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE

SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY

FEBRUARY 8, 1990  
ROOM 282, CITY HALL  
2:00 P.M.

DOCUMENTS DEPT.

FEB 5 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales, Nothenberg and Sewell.

2:00 P.M.

(Edelin)

Informational workshop and consideration of the Work Program and Budget for the Department of City Planning Fiscal Year 1990-91. Public testimony will be received on priorities in staff and resource allocation under the budget.

3:00 P.M.

A. ITEMS TO BE CONTINUED

1. 89.059D (Berkowitz)  
1108-1110 DOLORES STREET, west side between 24th and Jersey Streets, Lot 1-B in Assessor's Block 6510 - Request for Discretionary Review of Building Permit Application No. 8900663 for the ADDITION OF A FOURTH FLOOR TO AN EXISTING TWO-UNIT RESIDENTIAL BUILDING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of January 11, 1990)  
(Proposed for continuation to April 5, 1990)
2. 89.662D (Badiner)  
601 JACKSON STREET/859 KEARNY STREET, southwest corner of Jackson and Kearny Streets, Lot 1 in Assessor's Block 194 - Request for Discretionary Review of Building Permit Application No. 8922633 for the demolition of a retail use and a vacant residential hotel damaged by the earthquake in the Chinatown Community Business District and a 65-N Height and Bulk District. The building is designated a Contributory Building in the proposed Chinatown Historic District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of January 18, 1990)  
(Proposed for continuation to February 15, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS3. ELECTION OF OFFICERS

In accordance with the Rules and Regulations of the City Planning Commission, the President and Vice President of the Commission "shall be elected at the first Regular Meeting of the Commission held on or after the 15th day of January of each year, or at a subsequent meeting, the date which shall be fixed by the Commission at the first Regular Meeting on or after the 15th day of January each year".

(Proposed for continuation to February 8, 1990)

D. DIRECTOR'S REPORT

4. 85.404ED (Blazej)  
555 - 9TH STREET, east side, the entire half-block between Bryant and Brannan Streets, Lot 3 in Assessor's Block 3781 - Informational presentation of revisions to the former "Apparel Mart" project, approved by the City Planning Commission on August 21, 1986 (Motion No. 10794), to reduce the project from four stories and 325,000 gross square feet to a two-story retail project of approximately 138,000 gross square feet.
5. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 89.558D (Nixon)  
1164-1166 FILBERT STREET, north side between Hyde and Leavenworth Streets, Lot 13 in Assessor's Block 94 - Consideration of final action on Building Permit Application No. 8915654 proposing reduction in size of a roof-top penthouse, which exceeds the limits of approved Variance (86.499EV) for a building in an RH-3 (House, Three-Family) district.  
(Public Hearing Closed and Continued from Special Meeting of February 1, 1990)  
NOTE: On January 22, 1990, the Commission passed a motion of intent to approve the application by a vote of 5-0, Commissioners Boldridge and Sewell absent.



E. REGULAR CALENDAR

7. 89.563D (Nixon)  
380 NAGLEE AVENUE, northeast side between San Jose Avenue and the Southern Freeway (HWY 280), Lot 35 in Assessor's Block 7063 - Request for Discretionary Review of Building Permit Application No. 8907144 proposing the construction of a two-story over garage, three-bedroom single family building after demolition of the existing single family building in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of January 22, 1990)
8. 84.041CC (Blazej)  
350 STEUART STREET, the entire City block bounded by Steuart, Folsom, Spear and Harrison Streets, Lot 1 in Assessor's Block 3744 - Request for authorization of Conditional Use for modification of Motion No. 10501 to reduce the required number of housing units to be built on the site from 85 units to 67 units for property located in an M-1 (Light Industrial) District and 105-F and 200-H Height and Bulk Districts.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 P.M.  
-----

9. 83.311E (Roos)  
299 - 2ND STREET, northeast corner of Second and Folsom Streets, Lots 27, 29, and 35 in Assessor's Block 3736 - Public hearing on the Draft Supplemental Environmental Impact Report for a proposed 17-story, 230-foot tall building containing approximately 267,800 gross square feet (gsf) of office, 15,600 gsf of retail, 6,400 gsf of open space, and 45,735 gsf of parking (for about 213 vehicles) after demolition of two buildings and two surface parking lots. (The currently preferred development program is Alternative Seven A.)

4:00 P.M.

10. 88.182EC (McDonald)  
438 OTSEGO AVENUE (OTSEGO GARDENS), northwest side between Oneida and Onondaga Avenues, Lots 4, 5, 8-B, 12, and 13 in Assessor's Block 6951 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT FOR AS MANY AS 10 SINGLE FAMILY DWELLING UNITS on lots having an aggregate area of approximately 27,100 square feet and proposing exceptions from the Planning Code requirements for unit density, rear yard depth, parking in the rear yard and open automobile parking in an RH-1 (House, One-Family) district with a 40-X Height and Bulk designation. The project has been revised to reduce the number of units from ten to three.  
(Continued from Regular Meeting of January 25, 1990)

11. 89.572T (Williams)  
Consideration of Amendments to the San Francisco Administrative Code to add Chapter 31-A, requiring the preparation of a social-economic impact report for reclassification of property which would affect one or more blocks in a neighborhood commercial district, reduce the dwelling density or intensity of use, and for designation of historic districts or landmark structures.  
(Continued from Regular Meeting of February 1, 1990)  
NOTE: The original amendments have been revised. Copies of the revised Ordinance are available at the Department of City Planning, 450 McAllister Street, 4th Floor.
12. 89.402D (Berkowitz)  
770 CAROLINA STREET, west side between Southern Heights Avenue and 20th Street, Lot 10 in Assessor's Block 4096 - Request for Discretionary Review of Building Permit Application No. 8908430 for the CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of January 25, 1990)
13. 89.304U (Berkowitz)  
2512 UNION STREET, north side between Scott and Divisadero Streets, Lot 6 in Assessor's Block 945 - Review for exception as a project under Tier 3 Neighborhood Conservation Interim Controls of Building Permit Application No. 8904457 for the CONSTRUCTION OF A DECK AND AN ADDITION TO A KITCHEN IN A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of January 11, 1990)
14. 89.457D (Berkowitz)  
247 - 17TH AVENUE, west side between California and Clement Streets, Lot 9 in Assessor's Block 1416 - Request for Discretionary Review of Building Permit Application Nos. 8912469 and 8912472 for the DEMOLITION OF A SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A TWO-FAMILY REPLACEMENT DWELLING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
15. 89.418D (Berkowitz)  
653 ARKANSAS STREET, east side between 20th and 22nd Streets, Lot 33 in Assessor's Block 4099 - Request for Discretionary Review of Building Permit Application No. 8906402 for the CONSTRUCTION OF A REAR ADDITION in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

16. 89.351D (Berkowitz)  
3421 RIVERA STREET, south side between 44th and 45th Avenues, Lot 48 in Assessor's Block 2305 - Discretionary Review of Building Permit Application No. 8905252 for the ADDITION OF A FLOOR OF OCCUPANCY TO A ONE-STORY HOUSE in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of January 25, 1990)

6:30 P.M.

17. 88.354EZT (Montana)  
SOUTH OF MARKET PLAN AND ZONING CONTROLS, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of text and map amendments to the City's Master Plan as well as text and zoning map amendments to the City Planning Code affecting properties lying within Assessor's Blocks 3516 through 3525, 3528, 3726 through 3732, 3753 through 3762, 3775 through 3779, 3784 through 3788 and portions of Assessor's Blocks 3509, 3510, 3511, 3526, 3703, 3704, 3725, 3733, 3749, 3750, 3752, 3763, 3764, 3774, 3780, and 3789, and reclassifying property therein from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Extended Preservation District, Special General Advertising Sign District, Hall of Justice Legal Services District or South of Market Base Districts, and reclassifying Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-X, 80-K, 85-X, 40-X/85-B, 130-E or OS. The proposed controls are contained in a document entitled "South of Market Zoning Controls -- Proposal for Adoption", October 1989 with amendments. The proposed Master Plan text amendments are contained in a document entitled "South of Market Plan -- Proposal for Adoption", October 1989 with amendments. The Commission will also consider approval of two amendments to the City's Administrative Code to create a South of Market Open Space Fund and a South of Market Parking Fund. The Commission may consider adopting a policy of automatic Discretionary Review for building permit applications which do not conform to the adopted zoning controls.  
(Continued from Regular Meeting of February 1, 1990)
18. 89.065L (Marsh)  
SOUTH END HISTORIC DISTRICT, area generally bounded by Harrison Street to the north, First Street to the east, King Street to the south, and Ritch Street to the west, the subject district includes the following Lots and Blocks: Lot 70 in Assessor's Block 3764; Lots 1, 2, 5, 6, 7, 8, 12, 13, 15, 18, 24, 25, 26, 27, 31, 44, 45, 48, 62, 63, 64, 67, 68, and 69 in Assessor's Block 3774; Lots 1, 2, 4, 5, 7, and 8 in Assessor's Block 3775; Lots 5, 7, 8, 9, 10, and 11 in Assessor's Block 3787; Lots 2, 2-A, 8, 9, 9-A, 10, 11-A, 12, 13, 14, 15, 19, 20, 37, 38, 41, 43, and 44 in Assessor's Block 3788; Lots 3,

## Item #89.065L (Cont)

4, 5, 7, 8, 9, 10, 12, and 15 in Assessor's Block 3789; and Lots 10, 14, 15, 21, 22, and 23 in Assessor's Block 3794 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider designation of a South End Historic District pursuant to Article 10 of the City Planning Code. The proposed Landmarks Preservation Advisory Board District would include properties located within the Rincon Point/South Beach Redevelopment Agency District as well as the proposed South of Market Plan boundaries.

(Continued from Regular Meeting of February 1, 1990)

## Adjournment.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, February 6, 1990

Information concerning meeting cancellation can be obtained by calling 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SPECIAL JOINT MEETING  
OF THE  
SAN FRANCISCO  
REDEVELOPMENT AGENCY COMMISSION  
AND  
CITY PLANNING COMMISSION  
WEDNESDAY  
FEBRUARY 14, 1990  
939 ELLIS STREET, 7TH FLOOR CONFERENCE ROOM  
4:00 P.M.

ROLL CALL: City Planning Commissioners Bierman, Elzey, Engmann, Hu, Morales,  
Nothenberg and Sewell.

Redevelopment Agency Commissioners King, Bagot, Berk, Mardikian,  
Tsen and Wartelle.

4:00 P.M.

A. SPECIAL CALENDAR

Informational workshop and discussion of issues relating to the proposed South of Market Earthquake Recovery Redevelopment Project. Such issues may include: proposed project area boundaries, land use/development provisions of the plan, proposed redevelopment and other activities, project financing, environmental review, development approval process, plan approval process and schedule of public actions, relationship of the Earthquake Recovery Project efforts with wider SOM Action Program.

B. PUBLIC COMMENT

Adjournment.



NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
FEBRUARY 15, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS SENT

FEB 13 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales, Nothenberg and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.645C (Green)  
2216 POLK STREET, east side between Green and Vallejo Streets, Lot 14 in Assessor's Block 549 - Request for authorization of Conditional Use to establish a Small Self-Service food use (as defined by Section 790.91 of the Planning Code) in the Polk Street Neighborhood Commercial District. The proposal is to add seating for approximately 20 persons and sell pastry food items along with coffee at the existing specialty coffee retail establishment containing approximately 680 square feet of floor area.  
(Proposed for continuation to February 22, 1990)
2. 90.057D (Badiner)  
1850 GEARY BOULEVARD, south side between Fillmore and Steiner Streets, Lot 18 in Assessor's Block 707 - Request for Discretionary Review of Building Permit Application No. 8924102 for the demolition of a church building damaged by the earthquake in an NC-3 (Moderate Scale Neighborhood Commercial) district and a 130-B Height and Bulk district. The building was constructed in 1904-1905 and is unrated in the 1976 Citywide architectural survey.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Proposed for continuation to February 22, 1990)
3. 88.643E (Bauman)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration for the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30

## Item #88.643E (Cont)

oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.

(Continued from Regular Meeting of February 1, 1990)

(Proposed for continuation to March 1, 1990)

4. 88.643M (Liebermann)  
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the Wharf area as an active working, commercial fishing port.  
(Continued from Regular Meeting of February 1, 1990)  
(Proposed for continuation to March 1, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

5. 89.098Q (Green)  
4770 MISSION STREET, west side between Onondaga and Russia Avenues, Lot 35 in Assessor's Block 6956 - Discussion on the request to create a condominium subdivision from a 42 unit mixed use building previously authorized by the Commission as housing for the elderly. The property is within an NC-3 (Moderate-Scale, Neighborhood Commercial) district.

6. (Edelin)  
Consideration of the Work Program and Budget for the Department of City Planning for Fiscal Year 1990-91. Public testimony will be received on priorities in staff and resource allocation under the budget.

7. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

8. 84.041CC (Blazej)  
350 STEUART STREET, the entire City block bounded by Steuart, Folsom, Spear and Harrison Streets, Lot 1 in Assessor's Block 3744 -



## Item #84.041CC (Cont)

Consideration of final action on request for authorization of Conditional Use for modification of Motion No. 10501 to reduce the required number of housing units to be built on the site from 85 units to 67 units for property located in an M-1 (Light Industrial) District and 105-F and 200-H Height and Bulk Districts.

(Public Hearing Closed and Continued from Regular Meeting of February 8, 1990)

NOTE: On February 8, 1990, the Commission passed a motion of intent to approve the request by a vote of 6-0, Commissioner Sewell absent.

## 9. 88.354EZT

(Montana)

SOUTH OF MARKET PLAN AND ZONING CONTROLS, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of final action on amendments to the City's Master Plan as well as text and zoning map amendments to the City Planning Code reclassifying property from RH-2, RH-3, RM-2, RC-2, RC-3, C-3-G, C-3-S, C-M, M-1, and M-2 zoning to either Residential Enclave (RED), South Park (SPD), Residential/Service (RSD), Service/Light Industrial/Residential (SLR), Service/Light Industrial (SLI), Service/Secondary Office (SSO), Extended Preservation District, Special General Advertising Sign District, Hall of Justice Legal Services District or South of Market Base Districts, and reclassifying Height and Bulk Districts within the same area from 40-X, 50-X, 80-E, 80-K, 88-K, 90-X, 105-F, 105-J, 120-F, 130-F, 130-G, 130-L, 150-S, 160-F, 160-M, and 180-S to either 40-X, 50-X, 65-X, 80-K, 85-X, 40-X/85-B, 130-E or OS. The proposed controls are contained in a document entitled "South of Market Zoning Controls -- Proposal for Adoption", October 1989 with amendments. The proposed Master Plan text amendments are contained in a document entitled "South of Market Plan -- Proposal for Adoption", October 1989 with amendments. The Commission will also consider approval of two amendments to the City's Administrative Code to create a South of Market Open Space Fund and a South of Market Parking Fund. The Commission may consider adopting a policy of automatic Discretionary Review for building permit applications which do not conform to the adopted zoning controls.

(Public Hearing Closed and Continued from Regular Meeting of February 8, 1990)

NOTE: On February 8, 1990, the Commission passed a motion of intent to approve the plan and zoning controls with amendments by a vote of 4-0, Commissioners Elzey, Nothenberg and Sewell absent.

## 10. 89.065L

(Marsh)

SOUTH END HISTORIC DISTRICT, area generally bounded by Harrison Street to the north, First Street to the east, King Street to the south, and Ritch Street to the west - Consideration of final action on the recommendation of the Landmarks Preservation Advisory Board to consider designation of a South End Historic District pursuant to Article 10 of the City Planning Code. The proposed Landmarks Preservation Advisory Board District would include properties located within the Rincon Point/South Beach Redevelopment Agency District as

## Item #89.065L (Cont)

well as the proposed South of Market Plan boundaries.

(Public Hearing Closed and Continued from Regular Meeting of February 8, 1990)

NOTE: On February 8, 1990, the Commission passed a motion of intent to approve the historic district by a vote of 4-0, Commissioners Elzey, Nothenberg and Sewell absent.

F. REGULAR CALENDAR

11. 89.380D (Berkowitz)  
251 CERVANTES BOULEVARD, southwest side between Scott and Avila Streets, Lot 3 in Assessor's Block 417-B - Request for Discretionary Review of Building Permit Application No. 8820462 for a VERTICAL ADDITION in an RM-3 (Mixed-Residential, Medium Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of February 1, 1990)
12. 89.658C (Green)  
1160 POLK STREET, west side between Sutter and Hemlock Streets, Lot 13 in Assessor's Block 692 - Request for authorization of Conditional Use to allow expansion of an existing bar in the Polk Street Neighborhood Commercial district. The proposal is to enlarge the existing bar from approximately 1,106 square feet and 40 seats, to approximately 1,518 square feet and 83 seats. The proposed expansion would result in the elimination of an existing self-service ice cream establishment located on the ground floor of two-story building (1164 Polk Street).
13. 89.677C (Hood)  
590 BUSH STREET, northeast corner at Stockton Street, Lot 15 in Assessor's Block 271 - Request for authorization of Conditional Use to convert 15 residential units in a 107-room existing hotel to tourist units in an RC-4 (Residential-Commercial Combined, High Density) district.
14. 87.647C (Hood)  
127 ELLIS STREET, southeast corner of 5th Street North, Lot 23 in Assessor's Block 330 - Request for authorization of Conditional Use to convert 10 residential units in a 91-unit existing hotel to tourist units in a C-3-G (Downtown General Commercial) district.

## Adjournment.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on Tuesday, February 13, 1990 in Room 604 at 450 McAllister Street. Information concerning meeting cancellation can be obtained by calling 554-8777.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Acting Administrative Secretary, City Planning Commission, at (415) 558-6414.

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
FEBRUARY 15, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

FEB 13 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales, Nothenberg and Sewell.

1:30 P.M.

D. DIRECTOR'S REPORT

- 6a. (Edelin)  
Consideration of a Resolution authorizing the Director of Planning to reallocate funds from salary accounts to non-salary accounts, in accordance with Controller requirements, for purposes of adjustments to meet expenditure needs. Request is to transfer up to \$13,000 to the Mayor's Office for community outreach for Census and to transfer up to \$18,000 for the purchase of a SUN computer for Proposition K shadow studies.
- 6b. (Edelin)  
Consideration of a Resolution authorizing the Director of Planning to submit a Supplemental Appropriation Request for up to \$52,376 to the Mayor to augment the 1990 Census Local Review Program.



NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
FEBRUARY 22, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

FEB 20 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales, Nothenberg and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. (Edelin)  
Consideration of the Work Program and Budget for the Department of City Planning for Fiscal Year 1990-91. Public testimony will be received on priorities in staff and resource allocation under the budget.  
(Continued from Regular Meeting of February 15, 1990)  
(Proposed for continuation to March 1, 1990)
2. 88.408E (McCormick)  
807-817 MISSION STREET, south side between 4th and 5th Streets, Lot 67 in Assessor's Block 3724 - Appeal of Preliminary Negative Declaration for the addition of two floors to an existing five-story 1,774 space parking facility resulting in a net increase of 841 spaces, including conversion of approximately 35,000 square feet of the existing ground floor to retail use.  
(Proposed for continuation to March 8, 1990)
3. 89.563D (Nixon)  
380 NAGLEE AVENUE, northeast side between San Jose Avenue and the Southern Freeway (HWY 280), Lot 35 in Assessor's Block 7063 - Request for Discretionary Review of Building Permit Application No. 8907144 proposing the construction of a two-story over garage, three-bedroom single family building after demolition of the existing single family building in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of February 8, 1990)  
(Proposed for continuation to Special Meeting of February 26, 1990)

4. 84.041CC (Blazej)  
350 STEUART STREET, the entire City block bounded by Steuart, Folsom, Spear and Harrison Streets, Lot 1 in Assessor's Block 3744 - Consideration of final action on the request for authorization of Conditional Use for modification of Motion No. 10501 to reduce the required number of housing units to be built on the site from 85 units to 67 units for property located in an M-1 (Light Industrial) District and 105-F and 200-H Height and Bulk Districts.  
(Public Hearing Closed and Continued from Regular Meeting of February 15, 1990)  
(Proposed for continuation to March 1, 1990)  
NOTE: On February 8, 1990, the Commission passed a motion of intent to approve the request by a vote of 6-0, Commissioner Sewell absent.
5. 88.643E (Bauman)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration for the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.  
(Continued from Regular Meeting of February 15, 1990)  
(Proposed for continuation to March 1, 1990)
6. 88.643M (Liebermann)  
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the Wharf area as an active working, commercial fishing port.  
(Continued from Regular Meeting of February 15, 1990)  
(Proposed for continuation to March 1, 1990)
7. 89.662D (Badiner)  
601 JACKSON STREET/859 KEARNY STREET, southwest corner of Jackson and Kearny Streets, Lot 1 in Assessor's Block 194 - Request for Discretionary Review of Building Permit Application No. 8922633 for the demolition of a retail use and a vacant residential hotel damaged by the earthquake in the Chinatown Community Business District and a 65-N Height and Bulk District. The building is designated a Contributory Building in the proposed Chinatown Historic District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of February 8, 1990)  
(Proposed for continuation to March 1, 1990)
8. 89.380D (Berkowitz)  
251 CERVANTES BOULEVARD, southwest side between Scott and Avila Streets, Lot 3 in Assessor's Block 417-B - Request for Discretionary Review of Building Permit Application No. 8820462 for a VERTICAL

- Item #89.380D (Cont) (Berkowitz)  
ADDITION in an RM-3 (Mixed-Residential, Medium Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of February 1, 1990)  
(Proposed for continuation to March 8, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

9. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

E. REGULAR CALENDAR

10. 89.571MR (Kohlstrand)  
WATERFRONT TRANSPORTATION PROJECTS - The Waterfront Transportation Projects under consideration are The Embarcadero Roadway, the F-Line, the MUNI Metro Extension, and the I-280 ramp reconstruction. The project boundaries extend from Fisherman's Wharf in the north to Sixth Street and King Street in the south - Consideration of Amendments to the San Francisco Master Plan and review for consistency with the Master Plan of the proposals for the Waterfront Transportation Projects. The Commission will also consider a resolution endorsing changes to the Bay Conservation and Development Commission's "Total Design Plan" to make it consistent with the proposed changes to the Master Plan.  
(Continued from Regular Meeting of February 1, 1990)
11. 89.645C (Green)  
2216 POLK STREET, east side between Green and Vallejo Streets, Lot 14 in Assessor's Block 549 - Request for authorization of Conditional Use to establish a Small Self-Service Food use (as defined by Section 790.91 of the City Planning Code) in the Polk Street Neighborhood Commercial District. The proposal is to add seating for approximately 20 persons and sell pastry food items along with coffee at the existing specialty coffee retail establishment containing approximately 680 square feet of floor area.  
(Continued from Regular Meeting of February 15, 1990)
12. 89.677C (Hood)  
590 BUSH STREET, northeast corner of Stockton Street, Lot 15 in Assessor's Block 271 - Request for authorization of Conditional Use

- Item #89.677C (Cont) (Hood)  
to convert 15 residential units in a 107-room existing hotel to  
tourist units in an RC-4 (Residential-Commercial Combined, High  
Density) district.  
(Continued from Regular Meeting of February 15, 1990)
13. 87.647C (Hood)  
127 ELLIS STREET, southeast corner of 5th Street North, Lot 23 in  
Assessor's Block 330 - Request for authorization of Conditional Use  
to convert 10 residential units in a 91-unit existing hotel to  
tourist units in a C-3-G (Downtown General Commercial) district.  
(Continued from Regular Meeting of February 15, 1990)
14. 89.085C (Hood)  
847 FILLMORE STREET, west side between Fulton and Grove Streets, Lot  
2 in Assessor's Block 798 - Request for authorization of Conditional  
Use to convert an existing building containing two legal dwelling  
units to a bed and breakfast inn containing five guest rooms and  
owners' quarters.  
(Continued from Regular Meeting of January 25, 1990)

3:00 P.M.

15. 89.433D (Berkowitz)  
53 ST. GERMAIN AVENUE, south side between Glenbrook Avenue and Twin  
Peaks Boulevard, Lot 86 in Assessor's Block 2721 - Request for  
Discretionary Review of Building Permit Application No. 8911522 for  
the CONSTRUCTION OF A FOUR-STORY SINGLE FAMILY DWELLING in an RH-1(D)  
(House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of January 25, 1990)
16. 89.434D (Berkowitz)  
37 ST. GERMAIN AVENUE, south side between Glenbrook Avenue and Twin  
Peaks Boulevard, Lot 83 in Assessor's Block 2721 - Request for  
Discretionary Review of Building Permit Application No. 8911616 for  
the CONSTRUCTION OF A FIVE-STORY SINGLE FAMILY DWELLING in an RH-1(D)  
(House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Reviews hearing  
(Continued from Regular Meeting of January 25, 1990)

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 P.M.  
-----

17. 89.500U (Berkowitz)  
130 BYXBEE STREET, east side between Sargent and Shields Streets, Lot  
29 in Assessor's Block 7077 - Review for exception as a Tier 3  
project under the Neighborhood Conservation Interim Controls of  
Building Permit Application No. 8809162 for the CONSTRUCTION OF A  
REAR YARD ADDITION in an RH-1 (House, One-Family) district.



18. 89.423U (Berkowitz)  
61 MILL STREET, east side between Ankeny Street and Harkness Avenue, Lot 24 in Assessor's Block 6166 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8905494 for the CONSTRUCTION OF A GARAGE in an RH-1 (House, One-Family) district.
19. 89.305DV (Berkowitz)  
2506 LEAVENWORTH STREET, east side between Bay and Francisco Streets, Lot 8 in Assessor's Block 44 - Request for Discretionary Review of Building Permit Application No. 8900127 for the proposed construction of a four-story, two-family building on a vacant lot.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
20. 89.305DV (Berkowitz)  
2506 LEAVENWORTH STREET, east side between Bay and Francisco Streets, Lot 8 in Assessor's Block 44 - Request for a VARIANCE FROM THE FRONT SETBACK REQUIREMENTS of the City Planning Code to allow the construction of the front building wall of the proposed two-family dwelling 5 feet 10 inches into the required front setback in an RH-2 (House, Two-Family) district.
21. 89.351D (Berkowitz)  
3421 RIVERA STREET, south side between 44th and 45th Avenues, Lot 48 in Assessor's Block 2305 - Discretionary Review of Building Permit Application No. 8905252 for the ADDITION OF A FLOOR OF OCCUPANCY TO A ONE-STORY HOUSE in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of February 8, 1990)
22. 89.489U (Berkowitz)  
222 MAYWOOD DRIVE, east side between El Verano Way and Yerba Buena Avenue, Lot 4 in Assessor's Block 3047 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8916526 for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Lori Yamauchi, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
FEBRUARY 26, 1990  
450 McALLISTER STREET, ROOM 605  
4:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales, Nothenberg and Sewell.

4:00 P.M.

A. SPECIAL CALENDAR

1. 89.563D (Nixon)  
380 NAGLEE AVENUE, northeast side between San Jose Avenue and the Southern Freeway (HWY 280), Lot 35 in Assessor's Block 7063 - Request for Discretionary Review of Building Permit Application No. 8907144 proposing the construction of a two-story over garage, three-bedroom single family building after demolition of the existing single family building in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of February 22, 1990)
2. 89.570U (Nixon)  
55 - 20TH AVENUE, west side between Lake Street and Presidio Terrace, Lot 3 in Assessor's Block 1338 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8917282 proposing the construction of a ground floor addition at the rear of the existing single family building in an RH-1 (House, One-Family) district.
3. 89.163D (Nixon)  
550 - 23RD AVENUE, east side between Anza and Balboa Streets, Lot 18 in Assessor's Block 1565 - Request for Discretionary Review of Building Permit Application Nos. 8900798 and 8900802 proposing the demolition of the existing building and construction of a 3-story over garage duplex in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
4. 89.327U (Nixon)  
61 CORA STREET, southeast side between Leland and Visitacion Avenues, Lot 29 in Assessor's Block 6252 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8717559 proposing a two-story addition at the rear of the existing single family building in an RH-1 (House, One-Family) district.

5. 89.475D (Nixon)  
738 DUNCAN STREET, north side between Diamond and Douglass Streets, Lot 6-A in Assessor's Block 6588 - Request for Discretionary Review of Building Permit Application No. 8908942 proposing a rear addition on the existing top story and addition of a new top story on the existing one-story over garage single family building in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
6. 89.631D (Nixon)  
31 CASELLI AVENUE, south side between Douglass and Yukon Streets, Lot 60 in Assessor's Block 2700 - Request for Discretionary Review of Building Permit Application Nos. 8914354 and 8914370 proposing the addition of one story and one dwelling unit to the existing single family dwelling in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

Adjournment.



SF  
C55  
#14  
1/1/90

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 1, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

FEB 26 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales, Nothenberg and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 88.790C (Gallagher)  
1480 ALABAMA STREET, northwest corner of Army Street, Lot 10 in Assessor's Block 4338 - Request for authorization of Conditional Use under Section 303(e) to remove Condition of Approval No. 1 from Resolution No. 9067, which restricts the transfer of ownership of an existing bar in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of January 11, 1990)  
(Proposed for continuation to March 22, 1990)
2. 88.643E (Bauman)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration for the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.  
(Continued from Regular Meeting of February 15, 1990)  
(Proposed for continuation to March 15, 1990)
3. 88.643M (Liebermann)  
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the Wharf area as an active working, commercial fishing port.  
(Continued from Regular Meeting of February 15, 1990)  
(Proposed for continuation to March 15, 1990)

4. 89.662D (Badiner)  
601 JACKSON STREET/859 KEARNY STREET, southwest corner of Jackson and Kearny Streets, Lot 1 in Assessor's Block 194 - Request for Discretionary Review of Building Permit Application No. 8922633 for the demolition of a retail use and a vacant residential hotel damaged by the earthquake in the Chinatown Community Business District and a 65-N Height and Bulk District. The building is designated a Contributory Building in the proposed Chinatown Historic District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of February 8, 1990)  
(Proposed for continuation to March 15, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

5. (Edelin)  
Consideration of Priorities for the Department of City Planning Budget and Work Program Augmentations for F/Y 1990-91.  
(Continued from Regular Meeting of February 22, 1990)
6. (Edelin)  
Informational presentation on proposed new fees and fee increases (requires changes to the City Planning Code and other Appropriate Codes).
7. (Edelin)  
Consideration of a Resolution authorizing the Director of Planning to reallocate funds from salary accounts to non-salary accounts, in accordance with Controller requirements, for purposes of adjustments to meet expenditure needs. Request is to transfer up to \$13,000 to the Mayor's Office for community outreach for Census and to transfer up to \$22,000 for the purchase of a SUN computer for Proposition K shadow studies.  
(Continued from Regular Meeting of February 15, 1990)
8. 90.087EM (Scott)  
RESIDENCE ELEMENT OF THE MASTER PLAN - DRAFT FOR CITIZEN REVIEW - Informational presentation and report on schedule for public review. (Copies will be available at the meeting.)

9. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

---

NOTE: The Commission will take a 15-minute recess at approximately 3:30 P.M.

---

E. REGULAR CALENDAR

10. 88.316EZT (Ghosh)  
RESIDENTIAL CONSERVATION INTERIM CONTROLS - Consideration of Resolution of Intent to extend the Neighborhood Conservation Interim Controls (Article 5) for a six-month period from March 29, 1990 to September 29, 1990. The Interim Zoning Controls regulate demolition of single family and two-family residential buildings and major alteration and new construction of all residential buildings within RH-1, RH-1(D), RH-1(S), and RH-2 zoning districts, and in those portions of RH-3, RM-1, RM-2, RM-3, and RM-4 districts with height limits of 40 feet or less. The controls (1) generally prohibit demolition of single and two-family residential buildings, except under certain circumstances; (2) reduce building heights and increase rear yard requirements; and (3) establish new public notification, planning review and application procedures. Copies of the adopted interim controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter). For information about the above proposal, please call Inge Horton of the Department of City Planning at 558-6279.

NOTE: This item is the Resolution of Intent to Initiate the extension of the Interim Controls. The hearing on the extension will be scheduled for March 22, 1990. On March 15, 1990 a presentation of the Proposal for Citizen Review of the Permanent Residential Conservation Rezoning Study will be made. No public testimony will be taken.

4:00 P.M.

11. 89.643C (Chiong)  
733 TARAVAL STREET, south side between 17th and 18th Avenues, Lot 44 in Assessor's Block 2408 - Request for authorization of Conditional Use to establish a FULL SERVICE RESTAURANT as defined by Section 790.92 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district and the Taraval Street Restaurant and Fast Food Subdistrict. The proposal is to install a full service restaurant with seating for up to 65 persons in approximately 1,700 square feet of floor area.
12. 89.659C (Chiong)  
551 POLK STREET, southwest corner of Turk Street, Lot 1 in Assessor's Block 763 - Request for authorization of Conditional Use to establish a LARGE FAST FOOD ESTABLISHMENT as defined by Section 790.90 of the City Planning Code within an NC-3 (Moderate-Scale Neighborhood

## Item #89.659C (Cont)

Commercial) district. The proposal is to install a delicatessen considered a large fast food establishment with seating for up to 49 persons in approximately 2,400 square feet of floor area.

13. 89.444D (Berkowitz)  
877 DARIEN WAY, north side between Northgate and Westgate Drives, Lot 36 in Assessor's Block 3273 - Request for Discretionary Review of Building Permit Application No. 8903995 for the CONSTRUCTION OF A HORIZONTAL ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of January 25, 1990)
14. 88.094CV (Hood)  
1145 CÄBRILLO STREET, southeast corner of Funston Avenue, Lot 46 in Assessor's Block 1655 - Request for authorization of Conditional Use to increase the occupancy of an existing Day Care Home from 24 to 38 persons in an RH-1 (House, One-Family) district.
15. 88.094CV (Hood)  
1145 CÄBRILLO STREET, southeast corner of Funston Avenue, Lot 46 in Assessor's Block 1655 - Request for a VARIANCE to the Planning Code requirement of one off-street parking space for a Child Care Facility where occupancy exceeds 24 children.
16. 89.652ZT (Skiffer)  
246 McALLISTER STREET, north side between Larkin and Hyde Streets, Lot 5 in Assessor's Block 347 - Consideration of Amendments to the City Planning Code to reclassify the property from an RC-4 (Residential-Commercial Combined, High Density) district to a C-3-G (Downtown General Commercial) district and from an 80-T to an 80-X Height and Bulk District, and to amend the boundaries of the North of Market Residential Special Use District to exclude this parcel. This proposal was referred from the Board of Supervisors.
17. 89.658C (Green)  
1160 POLK STREET, west side between Sutter and Hemlock Streets, Lot 13 in Assessor's Block 692 - Request for authorization of Conditional Use to allow the expansion of an existing bar within the Polk Street Neighborhood Commercial District. The proposal is to enlarge the existing bar from approximately 1,106 square feet and 40 seats to approximately 1,518 square feet and 83 seats. The proposed expansion would result in the elimination of an existing self-service ice cream establishment located on the ground floor of two-story building (1164 Polk Street).
18. 89.677C (Hood)  
590 BUSH STREET, northeast corner of Stockton Street, Lot 15 in Assessor's Block 271 - Request for authorization of Conditional Use to convert 15 residential units in a 107-room existing hotel to



- Item #89.677C (Cont) (Hood)  
tourist units in an RC-4 (Residential-Commercial Combined, High  
Density) district.  
(Continued from Regular Meeting of February 22, 1990)

19. 87.647C (Hood)  
127 ELLIS STREET, southeast corner of 5th Street North, Lot 23 in  
Assessor's Block 330 - Request for authorization of Conditional Use  
to convert 10 residential units in a 91-unit existing hotel to  
tourist units in a C-3-G (Downtown General Commercial) district.  
(Continued from Regular Meeting of February 22, 1990)

5:00 P.M.

F. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

20. 89.571MR (Kohlstrand)  
WATERFRONT TRANSPORTATION PROJECTS - The Waterfront Transportation  
Projects under consideration are The Embarcadero Roadway, the F-Line,  
the MUNI Metro Extension, and the I-280 ramp reconstruction. The  
project boundaries extend from Fisherman's Wharf in the north to  
Sixth Street and King Street in the south - Consideration of  
Amendments to the San Francisco Master Plan and review for  
consistency with the Master Plan of the proposals for the Waterfront  
Transportation Projects. The Commission will also consider a  
resolution endorsing changes to the Bay Conservation and Development  
Commission's "Total Design Plan" to make it consistent with the  
proposed changes to the Master Plan.  
(Public Hearing Closed and Continued from Regular Meeting of  
February 22, 1990)
21. 89.351D (Berkowitz)  
3421 RIVERA STREET, south side between 44th and 45th Avenues, Lot 48  
in Assessor's Block 2305 - Discretionary Review of Building Permit  
Application No. 8905252 for the ADDITION OF A FLOOR OF OCCUPANCY TO A  
ONE-STORY HOUSE in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of  
February 22, 1990)
22. 84.041CC (Blazej)  
350 STEUART STREET, the entire City block bounded by Steuart,  
Folsom, Spear and Harrison Streets, Lot 1 in Assessor's Block 3744 -  
Consideration of final action on the request for authorization of  
Conditional Use for modification of Motion No. 10501 to reduce the  
required number of housing units to be built on the site from 85  
units to 67 units for property located in an M-1 (Light Industrial)  
District and 105-F and 200-H Height and Bulk Districts.  
(Public Hearing Closed and Continued from Regular Meeting of  
February 15, 1990)  
NOTE: On February 8, 1990, the Commission passed a motion of intent  
to approve the request by a vote of 6-0, Commissioner Sewell absent.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, March 6, 1990  
Information concerning meeting cancellation can be obtained by calling 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

55  
14  
1/1/90  
Addendum

ADDENDUM  
NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 1, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales, Nothenberg and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

- 4a. 87.268E (Maltzer)  
POTRERO HILL SQUARE, 411 De Haro Street, between 17th and Mariposa Streets, Lots 4 (portion) and 6 in Assessor's Block 3980 - Appeal of Preliminary Negative Declaration for the proposed construction of a three-story, 83,000 gross square-foot commercial complex containing office, showroom, retail and restaurant space, with basement and ground-level parking for 142 vehicles and two-truck loading spaces.  
(Proposed for continuation to March 22, 1990)



5F  
55  
14  
12/90

NOTE: For updated information on the progress of the Commission meeting, any case continuations/withdrawals not otherwise noted on this calendar, and estimated times for Regular Calendar items, please call 558-6422 for a recorded message on Thursday afternoon.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 8, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 5 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales, Nothenberg and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

1. (Ghosh)  
OFFICE OF AFFORDABLE HOUSING PRODUCTION PROGRAM (OAHPP) -  
Consideration of proposed amendments to the OAHPP Ordinance.
2. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 89.631D (Nixon)  
31 CASELLI AVENUE, south side between Douglass and Yukon Streets, Lot 60 in Assessor's Block 2700 - Request for Discretionary Review of Building Permit Application Nos. 8914354 and 8914370 proposing the addition of one story and one dwelling unit to the existing single

## Item #89.631D (Cont)

family dwelling in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Public Hearing Closed and Continued from Special Meeting of February 26, 1990)

4. 88.094CV (Hood)  
1145 CÄBRILLO STREET, southeast corner of Funston Avenue, Lot 46 in Assessor's Block 1655 - Request for authorization of Conditional Use to increase the occupancy of an existing Day Care Home from 24 to 38 persons in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of March 1, 1990)
5. 89.677C (Hood)  
590 BUSH STREET, northeast corner of Stockton Street, Lot 15 in Assessor's Block 271 - Request for authorization of Conditional Use to convert 15 residential units in a 107-room existing hotel to tourist units in an RC-4 (Residential-Commercial Combined, High Density) district.  
(Public Hearing Closed and Continued from Regular Meeting of February 22, 1990)
6. 87.647C (Hood)  
127 ELLIS STREET, southeast corner of 5th Street North, Lot 23 in Assessor's Block 330 - Request for authorization of Conditional Use to convert 10 residential units in a 91-unit existing hotel to tourist units in a C-3-G (Downtown General Commercial) district.  
(Public Hearing Closed and Continued from Regular Meeting of February 22, 1990)
7. 89.351D (Berkowitz)  
3421 RIVERA STREET, south side between 44th and 45th Avenues, Lot 48 in Assessor's Block 2305 - Discretionary Review of Building Permit Application No. 8905252 for the ADDITION OF A FLOOR OF OCCUPANCY TO A ONE-STORY HOUSE in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of March 1, 1990)

E. REGULAR CALENDAR

8. 90.057D (Badiner)  
1859 GEARY BOULEVARD, south side of Geary Boulevard between Fillmore and Steiner Streets, Lot 18 in Assessor's Block 707 - Request for Discretionary Review of Building Permit Application No. 8924102 for the demolition of a church building damaged by the earthquake in an NC-3 (Moderate-Scale Neighborhood Commercial) district and a 130-B Height and Bulk District. The building was constructed in 1904/1905 and is unrated in the 1976 City-wide architectural survey.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

9. 89.380D (Berkowitz)  
251 CERVANTES BOULEVARD, southwest side between Scott and Avila Streets, Lot 3 in Assessor's Block 417-8 - Request for Discretionary Review of Building Permit Application No. 8820462 for a VERTICAL ADDITION in an RM-3 (Mixed-Residential, Medium Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of February 22, 1990)
10. 88.408E (McCormick)  
807-817 MISSION STREET, south side between 4th and 5th Streets, Lot 67 in Assessor's Block 3724 - Appeal of Preliminary Negative Declaration for the addition of two floors to an existing five-story 1,774 space parking facility resulting in a net increase of 841 spaces, including conversion of approximately 35,000 square feet of the existing ground floor to retail use.  
(Continued from Regular Meeting of February 22, 1990)
11. 89.601C (Gallagher)  
2399 MARKET STREET, northeast corner of 17th Street, Lots 22 and 23 in Assessor's Block 3563 - Request for authorization of Conditional Use for the expansion of a gasoline service station in the Upper Market Street Neighborhood Commercial District.
12. 89.559D (Berkowitz)  
2001 WAWONA STREET, south side between 28th and 30th Avenues, Lot 20 in Assessor's Block 2494-A - Request for Discretionary Review of Building Permit Application No. 8917117 for the CONSTRUCTION OF AN ADDITIONAL STORY OF OCCUPANCY TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
13. 89.515D (Berkowitz)  
309 DELLBROOK AVENUE, west side near Olympia Way, Lot 17 in Assessor's Block 2790 - Request for Discretionary Review of Building Permit Application No. 890991 for the CONSTRUCTION OF A HORIZONTAL ADDITION TO A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

---

NOTE: The Commission will take a 15-minute recess at approximately 3:30 P.M.

---

4:00 P.M.

14. 89.433D (Berkowitz)  
53 ST. GERMAIN AVENUE, south side between Glenbrook Avenue and Twin Peaks Boulevard, Lot 86 in Assessor's Block 2721 - Request for Discretionary Review of Building Permit Application No. 8911522 for

## Item #89.433D (Cont)

the CONSTRUCTION OF A FOUR-STORY SINGLE FAMILY DWELLING in an RH-1(D) (House, One-Family, Detached Dwellings) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of February 22, 1990)

15. 89.434D (Berkowitz)  
37 ST. GERMAIN AVENUE, south side between Glenbrook Avenue and Twin Peaks Boulevard, Lot 83 in Assessor's Block 2721 - Request for Discretionary Review of Building Permit Application No. 8911616 for the CONSTRUCTION OF A FIVE-STORY SINGLE FAMILY DWELLING in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Reviews hearing  
(Continued from Regular Meeting of February 22, 1990)
16. 89.516U (Berkowitz)  
369 MAGELLAN AVENUE, southeast side between Pacheco Street and Montalvo Avenue, Lot 21 in Assessor's Block 2885 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8904019 for the CONSTRUCTION OF A SINGLE FAMILY, THREE-STORY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.
17. 89.402D (Berkowitz)  
770 CAROLINA STREET, west side between Southern Heights Avenue and 20th Street, Lot 10 in Assessor's Block 4096 - Discretionary Review of Building Permit Application No. 8908430 for the CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of February 8, 1990)
18. 89.444D (Berkowitz)  
877 DARIEN WAY, north side between Northgate and Westgate Drives, Lot 36 in Assessor's Block 3273 - Request for Discretionary Review of Building Permit Application No. 8903995 for the CONSTRUCTION OF A HORIZONTAL ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of March 1, 1990)
19. 89.651E (Sahm)  
2601 NEWHALL STREET, Lot 9 in Assessor's Block 5417, all of Assessor's Blocks 5422-A and 5428-A, and Lots 1-A and 1-Z in Assessor's Block 5431-A - Appeal of Preliminary Negative Declaration on the demolition of all buildings on Lucky Lager Brewery site.



20. 89.677C (Hood)  
590 BUSH STREET, northeast corner of Stockton Street, Lot 15 in Assessor's Block 271 - Request for authorization of Conditional Use to convert 15 residential units in a 107-room existing hotel to tourist units in an RC-4 (Residential-Commercial Combined, High Density) district.  
(Continued from Regular Meeting of March 1, 1990)
21. 87.647C (Hood)  
127 ELLIS STREET, southeast corner of 5th Street North, Lot 23 in Assessor's Block 330 - Request for authorization of Conditional Use to convert 10 residential units in a 91-unit existing hotel to tourist units in a C-3-G (Downtown General Commercial) district.  
(Continued from Regular Meeting of March 1, 1990)

## Adjournment.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street:  
Tuesday, March 13, 1990  
Information concerning meeting cancellation can be obtained by calling 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
MARCH 12, 1990  
450 McALLISTER STREET, ROOM 605  
4:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey, Engmann, Hu, Morales, Nothenberg and Sewell.

4:00 P.M.

A. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. SPECIAL CALENDAR

1. 89.634U (Nixon)  
2379 - 29TH AVENUE, west side between Taraval and Santiago Streets, Lot 11 in Assessor's Block 2358 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8912178 proposing a 3-story rear addition and a 1-story addition on the existing 2-story single family building in an RH-1 (House, One-Family) district.
2. 89.647U (Nixon)  
1940 STOCKTON STREET #104, east side between Chestnut and Lombard Streets, Lot 55 (condominium) in Assessor's Block 62 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8909993 proposing the construction of a deck at the rear first story of 1 unit in the 7 dwelling unit condominium in an RM-1 (Mixed Residential, Low Density) district.
3. 89.649U (Nixon)  
333 EDGEHILL WAY, near Garcia Avenue, Lots 8 and 9 in Assessor's Block 2934 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8914445 proposing the construction of a 2-story over basement single family building on 2 lots in an RH-1(D) (House, One-Family, Detached Dwellings) district.
4. 89.574D (Nixon)  
508-510 ROOSEVELT WAY, west side between Clifford Terrace and Monument Way, Lot 13 in Assessor's Block 2628 - Request for Discretionary Review of Building Permit Application No. 8905219

## Item #89.574D (Cont)

proposing a rear addition on the existing top story and addition of a new top story on the existing 2-story over garage, two-family structure in an RH-2 (House, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

## 5. 89.563D

(Nixon)

380 NAGLEE AVENUE, northeast side between San Jose Avenue and the Southern Freeway (HWY 280), Lot 35 in Assessor's Block 7063 - Request for Discretionary Review of Building Permit Application No. 8907144 proposing the construction of a two-story over garage, three-bedroom single family building after demolition of the existing single family building in an RH-2 (House, Two-Family) district.

- a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
- (Continued from Special Meeting of February 26, 1990)

## 6. 89.605D

(Berkowitz)

74 SAN JACINTO AVENUE, west side between Monterey Boulevard and Santa Paula Avenue, Lot 26 in Assessor's Block 3077 - Request for Discretionary Review of Building Permit Application No. 8914000 proposing the construction of 2 rooms and bath at the rear of the single family building, below an existing rear room in an RH-1 (House, One-Family) district. Construction of the rooms commenced without the benefit of required permit(s).

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.



NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 15, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 16 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 88.643M (Liebermann)  
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the Wharf area as an active working, commercial fishing port.  
(Continued from Regular Meeting of March 1, 1990)  
(Proposed for continuation to April 5, 1990)
2. 88.643E (Bauman)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration for the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.  
(Continued from Regular Meeting of March 1, 1990)  
(Proposed for continuation to April 5, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. 89.615R (Marsh)  
PIER 42 BULKHEAD BUILDING, between Piers 40 and 44, Block 9900, located within the Rincon Point/South Beach Redevelopment Project Area - Review of recommendations by the City Planning Commission from the Landmarks Preservation Advisory Board, followed by discussion with the Advisory Council on Historic Preservation, and other interested parties, on the Department of the Army's Permit No. 15447548.
4. 87.081CP (Passmore)  
OCEAN BEACH ESTATES, Parcel 3, block bounded by the Great Highway, Balboa Street, La Playa Street and Cabrillo Street - Review of construction occurring under Planned Unit Development authorization for a complex of two- and three-family dwellings. Roof-top projections such as stair penthouses will be reviewed in detail. (Motion No. 11278)
5. 88.319C (Passmore)  
3874 - 18TH STREET - Review of construction occurring under Conditional Use authorization for a 19-unit residential complex utilizing portions of a former nonconforming use automobile repair garage. (Motion No. 11578)
6. 90.116ETZ (Ghosh)  
Informational presentation of the Proposal for Citizen Review of the Residential Conservation Rezoning Study. No public testimony will be received.
7. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

8. 84.041CC (Blazej)  
350 STEUART STREET, the entire City block bounded by Steuart, Folsom, Spear and Harrison Streets, Lot 1 in Assessor's Block 3744 - Consideration of final action on the request for authorization of Conditional Use for modification of Motion No. 10501 to reduce the required number of housing units to be built on the site from 85 units to 67 units for property located in an M-1 (Light Industrial) District and 105-F and 200-H Height and Bulk Districts. (Public Hearing Closed and Continued from Regular Meeting of March 1, 1990)  
NOTE: On February 8, 1990, the Commission passed a motion of intent to approve the request by a vote of 6-0, Commissioner Sewell absent.
9. 89.643C (Chiong)  
733 TARAVAL STREET, south side between 17th and 18th Avenues, Lot 44 in Assessor's Block 2408 - Request for authorization of Conditional Use to establish a FULL SERVICE RESTAURANT as defined by Section

## Item #89.643C (Cont)

790.92 of the City Planning Code within an NC-2 (Small-Scale Neighborhood Commercial) district and the Taraval Street Restaurant and Fast Food Subdistrict. The proposal is to install a full service restaurant with seating for up to 65 persons in approximately 1,700 square feet of floor area.

(Public Hearing Closed and Continued from Regular Meeting of March 1, 1990)

NOTE: On March 1, 1990, the Commission passed a motion of intent to approve the request by a vote of 6-0.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 P.M.  
-----

4:00 P.M.

F. REGULAR CALENDAR

10. 88.354ETZ (Montana)  
SOUTH OF MARKET ZONING CONTROLS, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street/Division Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of text amendments to the proposed South of Market Zoning Controls amendments to the City Planning Code which would (1) specify the city-wide Open Space Fund as the account to which one can pay an open space in lieu fee pursuant to Section 135.5; (2) specify the city-wide Off-Street Parking Fund as the account to which one can pay a parking in lieu fee pursuant to Section 161(1); (3) clarify the calculation of square footage of accessory uses for principal uses which occupy multiple lots within the same general area; and (4) allow exemptions from the South of Market Zoning Controls for projects which were filed for permits prior to the effective date of the South of Market Zoning Controls ordinance.
11. 90.115ET (Maltzer)  
OIL AND GAS FACILITIES ORDINANCE - Initiation of intention to adopt permanent amendments to the text of the City Planning Code. Said amendments would add Article 12 to the City Planning Code which would regulate the construction and operation of oil and gas facilities.
12. 89.662D (Badiner)  
601 JACKSON STREET/859 KEARNY STREET, southwest corner of Jackson and Kearny Streets, Lot 1 in Assessor's Block 194 - Request for Discretionary Review of Building Permit Application No. 8922633 for the demolition of a retail use and a vacant residential hotel damaged by the earthquake in the Chinatown Community Business District and a 65-N Height and Bulk District. The building is designated a Contributory Building in the proposed Chinatown Historic District.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing(Continued from Regular Meeting of March 1, 1990)



13. 90.029C (Nishimura)  
2990 - 24TH STREET, northeast corner of Harrison Street, Lot 40 in Assessor's Block 4206 - Request for authorization of Conditional Use to establish a Small Self-Service Restaurant (as defined by Section 790.91 of the City Planning Code) within the 24th Street-Mission Neighborhood Commercial District. The proposal is to install a pastry/espresso/deli style restaurant within an approximately 941 square foot commercial retail space with seating for up to 49 persons.
14. 89.135CC (Chiong)  
1566 HAIGHT STREET, between Clayton and Ashbury Streets, Lot 17 in Assessor's Block 1231 - Request for authorization of Conditional Use to modify a Condition of Approval as set forth in City Planning Commission Motion No. 11663 for an existing bar and restaurant to increase the seating capacity to a combined (for bar and restaurant) seating capacity of up to 115 persons within the Haight Street Neighborhood Commercial District.
15. 87.538EAVD (Marsh)  
1555 LOMBARD STREET, south side between Franklin and Gough Streets, located within the Blackstone Court Historic District, Lot 3-H in Assessor's Block 504 - Appeal by the owner pursuant to Article 10 of a DENIAL of a Certificate of Appropriateness and related Building Permit Application No. 8800816 to permit new construction of a two-story over garage single family dwelling located within an NC-3 (Moderate-Scale Neighborhood Commercial) district and a 40-X Height and Bulk District.
16. 89.651E (Sahm)  
2601 NEWHALL STREET, Lot 9 in Assessor's Block 5417, all of Assessor's Blocks 5422-A and 5428-A, and Lots 1-A and 1-Z in Assessor's Block 5431-A - Appeal of Preliminary Negative Declaration on the demolition of all buildings on Lucky Lager Brewery site.  
(Continued from Regular Meeting of March 8, 1990)

#### Adjournment.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, March 20, 1990  
For further information call 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.



NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 22, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 20 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 90.027C (Green)  
4207 JUDAH STREET, southwest corner of 47th Avenue, Lot 37 in Assessor's Block 1806 - Request for authorization of Conditional Use to extend the hours of operation and termination date of an existing nonconforming bar within an RM-1 (Mixed Residential, Low Density) district. The proposal is to extend the termination date to April 30, 1999 (from November 1987) and to allow closing time of 2:00 a.m. rather than the existing 10:00 p.m.  
(Proposed for continuation to March 29, 1990)
2. 87.268E (Maltzer)  
POTRERO HILL SQUARE, 411 De Haro Street, between 17th and Mariposa Streets, Lots 4 (portion) and 6 in Assessor's Block 3980 - Appeal of Preliminary Negative Declaration for the proposed construction of a three-story, 83,000 gross square-foot commercial complex containing office, showroom, retail and restaurant space, with basement and ground-level parking for 142 vehicles and two-truck loading spaces.  
(Continued from Regular Meeting of March 1, 1990)  
(Proposed for continuation to April 19, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. 90.168T (Edelin)  
Consideration of Resolution of Intent to initiate an amendment to the City Planning Code and other Appropriate Codes to establish new fees and modify existing fees for applications requiring review by the City Planning Commission, Department of City Planning and Zoning Administrator.
4. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 89.434D (Berkowitz)  
37 ST. GERMAIN AVENUE, south side between Glenbrook Avenue and Twin Peaks Boulevard, Lot 83 in Assessor's Block 2721 - Request for Discretionary Review of Building Permit Application No. 8911616 for the CONSTRUCTION OF A FIVE-STORY SINGLE FAMILY DWELLING in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Reviews hearing  
(Public Hearing Closed and Continued from Regular Meeting of March 8, 1990)  
NOTE: On March 8, 1990, the Commission passed a motion of intent to approve the application with conditions by a vote of 5-2, Commissioners Bierman and Engmann dissenting.
6. 89.433D (Berkowitz)  
53 ST. GERMAIN AVENUE, south side between Glenbrook Avenue and Twin Peaks Boulevard, Lot 86 in Assessor's Block 2721 - Request for Discretionary Review of Building Permit Application No. 8911522 for the CONSTRUCTION OF A FOUR-STORY SINGLE FAMILY DWELLING in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Regular Meeting of March 8, 1990)  
NOTE: On March 8, 1990, the Commission passed a motion of intent to approve the application by a vote of 7-0.
7. 89.444D (Berkowitz)  
877 DARIEN WAY, north side between Northgate and Westgate Drives, Lot 36 in Assessor's Block 3273 - Request for Discretionary Review of Building Permit Application No. 8903995 for the CONSTRUCTION OF A HORIZONTAL ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Regular Meeting of March 8, 1990)

8. 89.574D (Nixon)  
508-510 ROOSEVELT WAY, west side between Clifford Terrace and Monument Way, Lot 13 in Assessor's Block 2628 - Request for Discretionary Review of Building Permit Application No. 8905219 proposing a rear addition on the existing top story and addition of a new top story on the existing 2-story over garage, two-family structure in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Special Meeting of March 12, 1990)  
NOTE: On March 12, 1990, the Commission passed a motion of intent to approve the application with conditions by a vote of 4-1, Commissioner Karasick dissenting.
9. 89.135CC (Chiong)  
1566 HAIGHT STREET, between Clayton and Ashbury Streets, Lot 17 in Assessor's Block 1231 - Request for authorization of Conditional Use to modify a Condition of Approval as set forth in City Planning Commission Motion No. 11663 for an existing bar and restaurant to increase the seating capacity to a combined (for bar and restaurant) seating capacity of up to 115 persons within the Haight Street Neighborhood Commercial District.  
(Public Hearing Closed and Continued from Regular Meeting of March 15, 1990)  
(Proposed for continuation to March 29, 1990)  
NOTE: On March 15, 1990, the Commission passed a motion of intent to approve the request with conditions by a vote of 7-0.

#### F. REGULAR CALENDAR

10. 88.316EZT (Horton)  
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of imposition of a six-month extension of the Neighborhood Conservation Interim Controls (Article 5) from March 29, 1990 to September 29, 1990. The Interim Zoning Controls regulate demolition of single- and two-family residential buildings and major alteration and new construction of all residential buildings within RH-1, RH-1(D), RH-1(S), and RH-2 districts, and in those portions of RH-3, RM-1, RM-2, RN-3, and RM-4 districts with height limits of 40 feet or less. The controls (1) generally prohibit demolition of single- and two-family residential buildings, except under certain circumstances; (2) reduce building heights and increase rear yard requirements; and (3) establish new public notification, planning review and application procedures. Copies of the adopted interim controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter). Public testimony will be received.

## Item #88.316EZT (Cont)

NOTE: Copies of the Proposal for Citizen Review of the Residential Conservation Rezoning Study (proposed permanent controls) are now available at the 4th Floor reception of the Department of City Planning, 450 McAllister Street, between 8:00 a.m. and 5:00 p.m.  
(Continued from Regular Meeting of March 1, 1990)

11. 88.316EZT (Horton)  
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of Resolution of Intent to extend the interim reclassification from RH-3, RM-1, and RM-2 districts to RH-2 districts as part of the Neighborhood Conservation Interim Controls for a six-month period from March 29, 1990 to September 29, 1990. The reclassification contains partial blocks in RH-3 (House, Three-Family), RM-1 (Mixed Residential, Low Density), and RM-2 (Mixed Residential, Moderate Density) districts that are predominantly single- and two-family in character in: the area bounded by Lake Street, 48th Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street and 19th Avenue; and the area bounded by Lincoln Way, Frederick Street, Stanyan Street, Parnassus Avenue and Third Avenue. Copies of the adopted Interim Controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter).

NOTE: This item is the Resolution of Intent to Initiate the extension of the reclassifications as part of the Interim Controls. The hearing on this item will be scheduled for April 12, 1990.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 2:30 p.m.  
-----

3:00 P.M.

12. 88.790C (Gallagher)  
1480 ALABAMA STREET, northwest corner of Army Street, Lot 10 in Assessor's Block 4338 - Request for authorization of Conditional Use under Section 303(e) to remove Condition of Approval No. 1 from Resolution No. 9067, which restricts the transfer of ownership of an existing bar in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of March 1, 1990)
13. 89.651E (Sahm)  
2601 NEWHALL STREET, Lot 9 in Assessor's Block 5417, all of Assessor's Blocks 5422-A and 5428-A, and Lots 1-A and 1-Z in Assessor's Block 5431-A - Appeal of Preliminary Negative Declaration on the demolition of all buildings on Lucky Lager Brewery site.  
(Continued from Regular Meeting of March 15, 1990)

14. 89.537D (Blauvelt)  
22 GAVIOTA WAY, west side between Teresita Boulevard and Bella Vista Way, Lot 6 in Assessor's Block 2964-A - Request for Discretionary Review of Building Permit Application No. 8915216 for a vertical and horizontal addition, increasing the height at the rear of an existing single family house by one story in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
15. 89.581D (Blauvelt)  
842 NORTH POINT STREET, north side between Larkin and Hyde Streets, Lot 27 in Assessor's Block 25 - Request for Discretionary Review of Building Permit Application No. 8901932 for a rear addition to an existing basement and conversion of the basement to a third dwelling unit in an existing two-family house in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
16. 89.457D (Berkowitz)  
247 - 17TH AVENUE, west side between California and Clement Streets, Lot 9 in Assessor's Block 1416 - Request for Discretionary Review of Building Permit Application Nos. 8912469 and 8912472 for the DEMOLITION OF A SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A TWO-FAMILY REPLACEMENT DWELLING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of February 8, 1990)

## Adjournment.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, March 27, 1990

For further information call 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.





NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 29, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 28 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 84.041CC (Blazej)  
350 STEUART STREET, the entire City block bounded by Steuart, Folsom, Spear and Harrison Streets, Lot 1 in Assessor's Block 3744 - Consideration of final action on the request for authorization of Conditional Use for modification of Motion No. 10501 to reduce the required number of housing units to be built on the site from 85 units to 67 units for property located in an M-1 (Light Industrial) District and 105-F and 200-H Height and Bulk Districts.  
(Public Hearing Closed and Continued from Regular Meeting of March 15, 1990)  
(Proposed for continuation to April 12, 1990)  
NOTE: On February 8, 1990, the Commission passed a motion of intent to approve the request by a vote of 6-0, Commissioner Sewell absent.
2. 89.662D (Badiner)  
601 JACKSON STREET/859 KEARNY STREET, southwest corner of Jackson and Kearny Streets, Lot 1 in Assessor's Block 194 - Request for Discretionary Review of Building Permit Application No. 8922633 for the demolition of a retail use and a vacant residential hotel damaged by the earthquake in the Chinatown Community Business District and a 65-N Height and Bulk District. The building is designated a Contributory Building in the proposed Chinatown Historic District.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing  
(Continued from Regular Meeting of March 15, 1990)  
(Proposed for continuation to April 12, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. (Deutsch)  
Consideration of Resolution authorizing the Director of Planning to amend a contract with Rutherford and Chekene for up to \$10,000 additional for a study of unreinforced masonry buildings.
4. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 89.574D (Nixon)  
508-510 ROOSEVELT WAY, west side between Clifford Terrace and Monument Way, Lot 13 in Assessor's Block 2628 - Request for Discretionary Review of Building Permit Application No. 8905219 proposing a rear addition on the existing top story and addition of a new top story on the existing 2-story over garage, two-family structure in an RH-2 (House, Two-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Regular Meeting of March 22, 1990)

NOTE: On March 12, 1990, the Commission passed a motion of intent to approve the application with conditions by a vote of 4-1, Commissioner Karasick dissenting.

F. REGULAR CALENDAR

6. 88.354ETZ (Montana)  
SOUTH OF MARKET ZONING CONTROLS, area generally bounded by Mission Street, Duboce Avenue/Thirteenth Street/Division Street, Townsend Street and First Street, excluding the area of Yerba Buena Center - Consideration of text amendments to the proposed South of Market Zoning Controls amendments to the City Planning Code which would:
  - (1) specify the city-wide Open Space Fund as the account to which one can pay an open space in lieu fee pursuant to Section 135.5;
  - (2) specify the city-wide Off-Street Parking Fund as the account to which one can pay a parking in lieu fee pursuant to Section 161(1);
  - (3) clarify the calculation of square footage of accessory uses for principal uses which occupy multiple lots within the same general



## Item #88.354ETZ (Cont)

area and allow off-site accessory uses; and (4) allow exemptions from the South of Market Zoning Controls for projects which file for permits prior to March 31, 1990.

(Continued from Regular Meeting of March 15, 1990)

7. 87.240E (Maltzer)  
RICHMOND TRANSPORT PROJECT. Alternative R-1, a fifth alternative for collection and transport of storm water and sanitary sewage in the Richmond District. Alternative includes an underground storage basin and pump station (approximately 1,000 feet long x 60 feet wide x 30 feet deep) in the Presidio and street sewers along portions of Lincoln Boulevard, El Camino Del Mar, 25th Avenue, Sea Cliff Avenue, and Fulton Street.  
NOTE: Public comments will be accepted from February 23, 1990 to April 9, 1990.
8. 88.408E (McCormick)  
807-817 MISSION STREET, south side between 4th and 5th Streets, Lot 67 in Assessor's Block 3724 - Appeal of Preliminary Negative Declaration for the addition of two floors to an existing five-story 1,774 space parking facility resulting in a net increase of 841 spaces, including conversion of approximately 35,000 square feet of the existing ground floor to retail use.  
(Continued from Regular Meeting of March 8, 1990)
9. 89.605D (Nixon)  
74 SAN JACINTO AVENUE, west side between Monterey Boulevard and Santa Paula Avenue, Lot 26 in Assessor's Block 3077 - Request for Discretionary Review of Building Permit Application No. 8914000 proposing the construction of 2 rooms and bath at the rear of the single family building, below an existing rear room, in an RH-1 (House, One-Family) district. Construction of the rooms commenced without the benefit of required permit(s).  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of March 12, 1990)

---

NOTE: The Commission will take a 15-minute recess at approximately 3:00 p.m.

---

10. 90.027C (Green)  
4207 JUDAH STREET, southwest corner of 47th Avenue, Lot 37 in Assessor's Block 1806 - Request for authorization of Conditional Use to extend the hours of operation and termination date of an existing nonconforming bar within an RM-1 (Mixed Residential, Low Density) district. The proposal is to extend the termination date to April 30, 1999 (from November 1987) and to allow closing time of 2:00 a.m. rather than the existing 10:00 p.m.  
(Continued from Regular Meeting of March 22, 1990)

11. 90.029C (Nishimura)  
 2990 - 24TH STREET, northeast corner of Harrison Street, Lot 40 in Assessor's Block 4206 - Request for authorization of Conditional Use to establish a Small Self-Service Restaurant (as defined by Section 790.91 of the City Planning Code) within the 24th Street-Mission Neighborhood Commercial District. The proposal is to install a pastry/espresso/deli style restaurant within an approximately 941 square foot commercial retail space with seating for up to 49 persons. (Continued from Regular Meeting of March 15, 1990)

5:00 P.M.

12. 86.505EW (Bash)  
 MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - The proposed project includes 8,000 housing units; 4.8 million SF "back" office; 15 acres of community, cultural and other public facilities; 900,000 SF commercial/industrial; 735,000 SF retail; 500-room hotel; 68.8 acres of publicly-accessible open space and parks; and MUNI Metro storage/maintenance facilities.  
 (Continued from Regular Meeting of December 14, 1989)  
NOTE: THIS IS AN INFORMATIONAL WORKSHOP.

Adjournment.

NOTE: The Department of City Planning invites all interested parties to a briefing and discussion on the RESIDENCE ELEMENT DRAFT FOR CITIZEN REVIEW at one of the following times and places:

- |                                  |                                       |   |
|----------------------------------|---------------------------------------|---|
| 1. Presidio Jr. High             | 450 - 30th Avenue                     | March 28, 1990<br>Wednesday<br>7:00 - 9:00 p.m. |
| 2. Lowell High School            | 1101 Eucalyptus Drive                 | April 3, 1990<br>Tuesday<br>7:00 - 9:00 p.m.    |
| 3. Horace Mann                   | 335i - 23rd Street                    | April 5, 1990<br>Thursday<br>7:00 - 9:00 p.m.   |
| 4. Public Library Main<br>Branch | Civic Center<br>Lurie Room, 1st Floor | April 7, 1990<br>Saturday<br>1:30 - 3:30 p.m.   |

The staff is also available for a presentation to your neighborhood organization or civic group. Call Lois Scott (558-6317) or Roger Herrera (558-6316). There are free copies of the Residence Element at the 4th Floor Reception Desk at 450 McAllister Street.

NOTE: The Earthquake Permit Review Committee will not be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, March 27, 1990  
For further information call 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.



ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MARCH 29, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAR 28 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

1:30 P.M.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

- 5a. 88.790C (Gallagher)  
1480 ALABAMA STREET, northwest corner of Army Street, Lot 10 in  
Assessor's Block 4338 - Request for authorization of Conditional Use  
under Section 303(e) to remove Condition of Approval No. 1 from  
Resolution No. 9067, which restricts the transfer of ownership of an  
existing bar in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of March 22, 1990)

CPC 481



SF  
C55  
#14  
3/31/90  
San Francisco

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
THURSDAY  
MAY 31, 1990  
ROOM 282, CITY HALL  
12:00 NOON

DOCUMENTS DEPT.

MAY 29 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

12:00 NOON

A. SPECIAL CALENDAR

1. 90.087EM (Scott)  
RESIDENCE ELEMENT OF THE MASTER PLAN - DRAFT FOR CITIZEN REVIEW -  
WORKSHOP AND CONTINUED PUBLIC HEARING ON TOPIC OF CITY PROGRAMS FOR  
AFFORDABLE HOUSING. Workshop panel will include staff from Mayor's  
Office of Housing as well as other related agencies. Public comment  
will be heard after the panel presentations. Other workshop hearings  
will be on June 7, June 14 and June 28, 1990.

Copies of the RESIDENCE ELEMENT DRAFT FOR CITIZEN REVIEW are  
available at the Department of City Planning and can be picked up  
without charge at 450 McAllister Street, 4th Floor, Room 403. Please  
call Lois Scott (558-6317) or Roger Herrera (558-6316) if you have  
any questions regarding this case or the schedule.  
(Continued from Regular Meeting of May 17, 1990)

NOTE: THIS MEETING WILL END PROMPTLY AT 1:45 P.M.

Adjournment.

CPC 499





NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 31, 1990  
ROOM 282, CITY HALL  
2:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

2:00 P.M.

A. ITEMS TO BE CONTINUED

1. 89.427S (Skiffer)  
HOLYOKE STREET, southeast corner of Karen Court, Lots 30 and 31 in Assessor's Block 6117 - Review for consistency with the Master Plan of a resubdivision of two lots into three lots for the construction of three single family homes in an RH-1 (House, One-Family) district.  
NOTE: This is a Joint Hearing with the Department of Public Works.  
(Continued from Regular Meeting of May 3, 1990)  
(Proposed for indefinite continuation)
2. 89.676CV (Miller)  
1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276 - Request for authorization of Conditional Use for a CHILD CARE FACILITY for up to 60 children (Kiddie Express) in an RC-4 (Residential-Commercial Combined, High Density) district. This project is also the subject of a request for an OFF-STREET PARKING VARIANCE (Case No. 89.676CV) to excuse the proposed facility from the two-space off-street parking requirement of the City Planning Code.  
(Continued from Regular Meeting of May 10, 1990)  
(Proposed for indefinite continuation)
3. 89.676CV (Miller)  
1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276 in an RC-4 (Residential-Commercial Combined, High Density) district. OFF-STREET PARKING VARIANCE SOUGHT: The applicant seeks to establish a CHILD CARE FACILITY for up to 60 children with no off-street parking spaces when the City Planning Code would require two off-street parking spaces for this use. The proposed child care facility is also the subject of a request for

## Item #89.676CV (Cont)

Conditional Use authorization by the City Planning Commission (Case No. 89.676CV).

(Continued from Regular Meeting of May 10, 1990)  
(Proposed for indefinite continuation)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

4. (Blazej)  
Informational presentation of design alternatives for "Sheriff's New Facility" at 425 - 7th Street, adjacent to the Hall of Justice.

5. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 90.076D (Nixon)  
2658 - 38TH AVENUE, east side between Vicente and Wawona Streets, Lot 37 in Assessor's Block 2459 - Discretionary Review hearing of Building Permit Application No. 8909138 proposing a 16-foot deep, 2-story rear addition on the existing 2-story single family building. The proposal is classified as Tier 2 for depth and Tier 1 for height.  
(Continued from Regular Meeting of May 24, 1990)  
NOTE: On May 24, 1990, the Commission passed a motion to deny the application by a vote of 4-1, Commissioners Boldridge and Engmann abstaining and Commissioner Karasick dissenting.  
Final language on May 31, 1990.

F. REGULAR CALENDAR

7. 89.451D (Miller)  
2850 UNION STREET, south side between Lyon and Baker Streets, Lot 39 in Assessor's Block 948 - Discretionary Review of Building Permit Application Nos. 8812535 and 8903415 to permit the installation of a roof-top SATELLITE DISH ANTENNA, 4 feet in diameter, for home television reception in an RH-1 (House, One-Family) district and a 40-X Height and Bulk District.  
(Continued from Regular Meeting of May 10, 1990)

8. 90.199C (Chiong)  
2800 CALIFORNIA STREET, northwest corner of Divisadero Street, Lot 38 in Assessor's Block 1025 - Request for authorization of Conditional Use to establish a large fast food restaurant as defined by Section 790.90 of the City Planning Code with approximately 1,200 square feet and seating capacity for up to 30 persons within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to establish a coffee shop selling pastries and other foods within a retail coffee bean store with accessory retail goods.
9. 90.169C (Chiong)  
371 HAYES STREET, south side between Franklin and Gough Streets, Lot 11 in Assessor's Block 816 - Request for authorization of Conditional Use for an entertainment establishment within a new full-service restaurant in the Hayes/Gough Streets Neighborhood Commercial District. The proposal is to establish a full-service restaurant (a permitted use) and entertainment under Section 720.48.

4:00 P.M.

10. 90.068P (Green)  
4624 IRVING STREET, north side between 47th and 48th Avenues, Lot 21 in Assessor's Block 1703 - Request for Coastal Development Permit to allow the construction of a three-story, two-unit residential building within an RH-2 (House, Two-Family) district. The proposal is to demolish an existing one-story building used as storage to construct the proposed three-story, two-unit building on a lot approximately 2,500 square feet in size.
11. 90.118C (Green)  
1799 - 19TH AVENUE, northwest corner of Noriega Street, Lot 10 in Assessor's Block 2030 - Request for authorization of Conditional Use to establish an Automotive Service (Section 790.16 of the City Planning Code) on a lot 10,000 square feet in size within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to construct a two-story building containing street level service bays for oil changing/lubrication work on automobiles, and second floor office area on a lot approximately 10,000 square feet in size.
12. 89.201E (Dean)  
3490 CALIFORNIA STREET, northeast corner of Locust and California Streets, Lot 12 in Assessor's Block 1019 - Appeal of Preliminary Negative Declaration for a proposal to demolish the existing commercial building (restaurant) and to construct a four-story residential/commercial building over the three subgrade story parking garage. The proposed project would have 9,980 square feet of retail and 1,060 square feet of medical office uses on the first floor; 12,490 square feet of medical office uses and one residential unit on the second floor, ten residential units on the third floor and ten residential units on the fourth floor.  
(Continued from Regular Meeting of May 24, 1990)

13. 89.201D (Green)  
3490 CALIFORNIA STREET, northeast corner of Locust Street, Lot 12 in Assessor's Block 1019 - Request for Discretionary Review of Building Permit Application No. 8908272 for the construction of a four-story over basement mixed use building containing a total of eighteen (18) dwelling units, street level retail floor area, second story office area and a total of 91 off-street parking spaces within three basement levels. The total lot area is approximately 14,712 square feet and the site is designated NC-S (Neighborhood Shopping Center) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

5:00 P.M.

14. 89.621D (Nixon)  
20 BEAVER STREET, north side between Castro and Noe Streets, Lot 59 in Assessor's Block 3561 - Discretionary Review of Building Permit Application No. 8919199 proposing the construction of a 3-story single family building at the front of a lot containing a 1-story single family building at the rear of the lot in an RH-2 (House, Two-Family) district. Demolition of an existing garage near the front of the lot will be required.  
(Continued from Regular Meeting of May 17, 1990)  
NOTE: On April 16, 1990, the Commission passed a motion to take Discretionary Review by a vote of 4-0, Commissioners Boldridge, Engmann and Hu absent.

Adjournment.

NOTE: The Earthquake Permit Review Committee will NOT be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, June 5, 1990  
For further information call 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### MATTERS FOR FUTURE HEARINGS

There will be a series of special meetings in June and July on these topics: Mission Bay, the Housing Element and the Residential Zoning Study, dates and times to be announced.

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 5, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

APR 5 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.651E (Sahm)  
2601 NEWHALL STREET, Lot 9 in Assessor's Block 5417, all of Assessor's Blocks 5422-A and 5428-A, and Lots 1-A and 1-Z in Assessor's Block 5431-A - Appeal of Preliminary Negative Declaration on the demolition of all buildings on Lucky Lager Brewery site.  
(Continued from Regular Meeting of March 22, 1990)  
(Proposed for continuation to April 12, 1990)
2. 88.643E (Bauman)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration on the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.  
(Continued from Regular Meeting of March 15, 1990)  
(Proposed for continuation to April 26, 1990)
3. 88.643M (Liebermann)  
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the Wharf area as an active working, commercial fishing port.  
(Continued from Regular Meeting of March 15, 1990)  
(Proposed for continuation to April 26, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORTE. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 89.305DV (Berkowitz)  
2506 LEAVENWORTH STREET, east side between Bay and Francisco Streets, Lot 8 in Assessor's Block 44 - Request for a VARIANCE FROM THE FRONT SETBACK REQUIREMENTS of the City Planning Code to allow the construction of the front building wall of the proposed two-family dwelling 5 feet 10 inches into the required front setback in an RH-2 (House, Two-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of February 22, 1990)  
NOTE: On February 22, 1990, the Commission approved the application with conditions by a vote of 6-0, Commissioner Boldridge absent.
5. 89.434D (Berkowitz)  
37 ST. GERMAIN AVENUE, south side between Glenbrook Avenue and Twin Peaks Boulevard, Lot 83 in Assessor's Block 2721 - Request for Discretionary Review of Building Permit Application No. 8911616 for the CONSTRUCTION OF A FIVE-STORY SINGLE FAMILY DWELLING in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Reviews hearing  
(Public Hearing Closed and Continued from Regular Meeting of March 22, 1990)  
NOTE: On March 8, 1990, the Commission passed a motion of intent to approve the application with conditions by a vote of 5-2, Commissioners Bierman and Engmann dissenting.
6. 89.433D (Berkowitz)  
53 ST. GERMAIN AVENUE, south side between Glenbrook Avenue and Twin Peaks Boulevard, Lot 86 in Assessor's Block 2721 - Request for Discretionary Review of Building Permit Application No. 8911522 for the CONSTRUCTION OF A FOUR-STORY SINGLE FAMILY DWELLING in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Regular Meeting of March 22, 1990)  
NOTE: On March 8, 1990, the Commission passed a motion of intent to approve the application by a vote of 7-0.



7. 89.537D (Blauvelt)  
22 GAVIOTA WAY, west side between Teresita Boulevard and Bella Vista Way, Lot 6 in Assessor's Block 2964-A - Request for Discretionary Review of Building Permit Application No. 8915216 for a vertical and horizontal addition, increasing the height at the rear of an existing single family house by one story in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Regular Meeting of March 22, 1990)

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

F. REGULAR CALENDAR

8. (Kohlstrand)  
Consideration of Resolution supporting the proposed alternative to repair and retrofit of earthquake damaged Embarcadero Freeway. Public testimony will be received.
9. 90.070C (Chiong)  
719 TARAVAL STREET, south side between 17th and 18th Avenues, Lot 47 in Assessor's Block 2408 - Request for authorization of Conditional Use to establish a Small Self-Service Restaurant (Bakery) with approximately 850 square feet and seating for up to 10 persons in the Taraval Street Restaurant and Fast Food Subdistrict of an NC-2 (Small-Scale Neighborhood Commercial) district.
10. 90.080CV (Nishimura)  
446 VALÈNCIA STREET, west side between 15th and 16th Streets, Lot 9 in Assessor's Block 3555 within the Valencia Street Neighborhood Commercial District.

OFF-STREET PARKING VARIANCE SOUGHT: The proposal is to convert an existing two-story with mezzanine building (formerly a furniture store with upholstering and window shade making) to a live theater, an art gallery, literary reading program space and ancillary administrative office. The project sponsor proposes to have up to 80 seats in the theater space at the ground level, up to 30 portable seats in the literary reading space on the second floor, approximately 2,000 square feet of gallery space on the second floor, and up to 500 square feet of administrative office space on the mezzanine level. The total off-street parking requirement would be nineteen (19) parking spaces; however, allowing for a lawful deficiency for the previous use as a furniture store with a parking credit of five (5) off-street parking spaces, the requirement is reduced to fourteen (14) independently accessible off-street parking spaces of the Planning Code required size. The required fourteen (14) independently accessible off-street parking spaces would be on

## Item #90.080CV (Cont)

the adjacent property for up to two and one-half (2-1/2) years. Since the proposed off-street parking spaces are not available for the life time of the use of the subject property, the project sponsor seeks a Variance from the Planning Code off-street parking requirement.

11. 90.080CV (Nishimura)  
446 VALENCIA STREET, west side between 15th and 16th Streets, Lot 9 in Assessor's Block 3555 - Request for authorization of Conditional Use to locate a non-profit arts institution known as Intersection for the Arts within the Valencia Street Neighborhood Commercial District. Intersection for the Arts would establish a live theater with up to 80 seats, an art gallery of approximately 2,000 square feet, a literary reading program with up to 30 portable seats, and up to 500 square feet of ancillary administrative office space within an existing two-story with mezzanine building having an approximate total area of 4,900 square feet.
12. 90.185D (Nishimura)  
1151 FOLSOM STREET, east side between Hallam and Rodgers Streets, Lot 78 in Assessor's Block 3755 - Department of City Planning initiated Discretionary Review of Police Permit Application for a Place of Entertainment within the current M-1 (Light Industrial) District - proposed SOM (South of Market)/SLR (Service/Light Industrial/Residential) District. The proposal is to add live entertainment within the restaurant/bar establishment, Eddie Jacks.
13. 89.463CV (Green)  
443 FULTON STREET, south side between Gough and Octavia Streets, Lots 11 and 29 in Assessor's Block 793 - Request for authorization of Conditional Use to develop a lot over 5,000 square feet within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to construct twenty-one (21) individual three-story buildings containing twenty-two (22) dwelling units with a total of 26 off-street parking spaces on two abutting lots (fronting on Fulton Street and the other fronting on Grove Street) and approximately 21,638 square feet in lot area. The subject project also requires modification of the required rear yard.
14. 89.463CV (Green)  
443 FULTON STREET, south side between Gough and Octavia Streets, Lots 11 and 29 in Assessor's Block 793 within an NC-1 (Neighborhood Commercial Cluster) district.

REAR YARD MODIFICATION SOUGHT: The proposal is to construct twenty-one (21) individual three-story buildings containing twenty-two (22) dwelling units on two lots with approximately 21,638 square feet of lot area. The two lots (No. 11 and No. 29) are abutting each other, with Lot 11 having frontage on Grove Street and Lot 29 fronting on Fulton Street (Grove and Fulton Streets are parallel to each other). The required rear yards are normally located opposite



## Item #89.463CV (Cont)

the street frontage and in this case would about one another. The required rear yard in the NC-1 (Neighborhood Commercial Cluster) district is 25 percent of the depth of each lot located at grade level and above. The required rear yard for Lot 11 is approximately 17.20 feet measured from the rear property line and the required rear yard has been provided in accordance with the Planning Code. The required rear yard for Lot 29 is approximately 51.60 feet measured from the rear property line. The project proposes approximately 15 feet of rear yard on Lot 29. The project proposes a courtyard type open space in the center of the lot which also serves as access to the off-street parking garages at street level. Also, the project provides approximately 13 feet of open space for each dwelling unit along both the easterly and westerly side property lines.

15. 88.562E (Dean)  
501 AND 555 CAMBRIDGE STREET, east side between Wayland and Felton Streets, Lots 2 and 3 in Assessor's Block 5992-A - Certification of the Final Environmental Impact Report for the proposed subdivision of an approximately ten-acre site into a 3.5 acre Southern Parcel with 50 single family homes, a 4.5 acre Middle Parcel with continued existing education and religious uses (Bridgemont High School) in rehabilitated buildings, and a 1.9 acre Northern Parcel with continued operation of an existing education use (Fellowship Academy).
16. 88.562ECCSSS (Miller)  
555 CAMBRIDGE STREET, east side between Felton and Wayland Streets with frontage on Yale, Bacon and Amherst Streets, Lots 2 and 3 in Assessor's Block 5992-A - Review for consistency with the Master Plan of a Parcel Map requesting the resubdivision of two lots into four lots in an RH-1 (House, One-Family) district.
17. 88.562ECCSSS (Miller)  
555 CAMBRIDGE STREET, east side between Felton and Wayland Streets with frontage on Yale, Bacon and Amherst Streets, portions of Lots 2 and 3 in Assessor's Block 5992-A - Review for consistency with the Master Plan of a Parcel Map requesting the resubdivision of one of the four lots proposed to be created pursuant to the resubdivision of Lots 2 and 3 in Assessor's Block 5992-A into four parcels (Case No. 88.562ECCSSS) into 50 lots in an RH-1 (House, One-Family) district.
18. 88.562ECCSSS (Miller)  
555 CAMBRIDGE STREET, east side between Felton and Wayland Streets with frontage on Yale, Bacon and Amherst Streets, Lots 2 and 3 in Assessor's Block 5992-A - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit the construction of 50 NEW ONE-FAMILY DWELLINGS, generally as shown on the plans accompanying the application (with the possibility that up to 40 of the proposed dwellings could contain minor secondary dwelling units limited to 600 square feet in floor area), requiring exception from the otherwise-applicable City Planning Code standards for garage door width to permit 16-FOOT-WIDE GARAGE DOORS in an RH-1 (House, One-Family) district.

19. 88.562ECCSSS (Miller)  
501 CAMBRIDGE STREET, east side between Felton and Wayland Streets, a portion of Lot 2 in Assessor's Block 5992-A - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit a PRIVATE SECONDARY SCHOOL (Bridgemont High School), GROUP HOUSING (BOARDING), TWO RELIGIOUS FACILITIES, A RETREAT CENTER AND THE OCCASIONAL ACCESSORY USE OF SCHOOL FACILITIES FOR COMMUNITY MEETING SPACE, PUBLIC GATHERINGS AND FOR RECREATION (all of which uses are presently in progress on the subject site), generally as shown on the plans accompanying the application, requiring exception from the otherwise-applicable City Planning Code standards for open space for AN ACCESS DRIVEWAY IN THE OTHERWISE-REQUIRED REAR YARD AREA AND A SUBSTANDARD REAR YARD AREA in an RH-1 (House, One-Family) district.
20. 88.752C (Miller)  
501 CAMBRIDGE STREET, east side between Felton and Wayland Streets, portions of Lots 2 and 3 in Assessor's Block 5992-A - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit a PRIVATE PRIMARY SCHOOL (Fellowship Academy), a CHILD CARE FACILITY FOR UP TO 85 CHILDREN (which uses are presently in progress on the subject site) and the CEDING OF A PARKING AREA from the subject Lot 3 to the subject Lot 2, generally as shown on the plans accompanying the application, requiring exception from the otherwise-applicable City Planning Code standards for open space to permit OFF-STREET PARKING AND BUILDING ADDITIONS IN THE OTHERWISE-REQUIRED REAR YARD AREA in an RH-1 (House, One-Family) district.

## Adjournment.

NOTE: The Department of City Planning invites all interested parties to a briefing and discussion on the RESIDENCE ELEMENT DRAFT FOR CITIZEN REVIEW at one of the following times and places:

- |                               |                                       |   |
|-------------------------------|---------------------------------------|---|
| 1. Lowell High School         | 1101 Eucalyptus Drive                 | April 3, 1990<br>Tuesday<br>7:00 - 9:00 p.m.  |
| 2. Horace Mann                | 3351 - 23rd Street                    | April 5, 1990<br>Thursday<br>7:00 - 9:00 p.m. |
| 3. Public Library Main Branch | Civic Center<br>Lurie Room, 1st Floor | April 7, 1990<br>Saturday<br>1:30 - 3:30 p.m. |

The staff is also available for a presentation to your neighborhood organization or civic group. Call Lois Scott (558-6317) or Roger Herrera (558-6316). There are free copies of the Residence Element at the 4th Floor Reception Desk at 450 McAllister Street.

NOTE: The Earthquake Permit Review Committee will not be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, April 3, 1990  
For further information call 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.



SF  
C55  
#14  
4/9/90

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY

DOCUMENTS DEPT.

APR 12 1990

SAN FRANCISCO  
PUBLIC LIBRARY

APRIL 9, 1990  
450 McALLISTER STREET, ROOM 605  
4:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

4:00 P.M.

A. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. SPECIAL CALENDAR

1. 89.653D (Berkowitz)  
515 MARINA BOULEVARD, south side between Scott and Divisadero Streets, Lot 1C in Assessor's Block 912 - Request for Discretionary Review of Building Permit Application No. 8905592 for the CONSTRUCTION OF A HORIZONTAL ADDITION OF A NEW ROOF DECK, PENTHOUSE AND SKYLIGHT to a single family house in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
2. 89.666U (Berkowitz)  
1475 RANKIN STREET, northeast corner of Quesada Avenue, Lot 26 in Assessor's Block 5330 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8907157 for the CONSTRUCTION OF A TWO-STORY REAR YARD ADDITION to a single family house in an RH-1 (House, One-Family) district.
3. 89.660U (Berkowitz)  
733 MYRA WAY, between La Bica Way and Molimo Drive, Lot 61 in Assessor's Block 3010 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8918135 for the CONSTRUCTION OF A TWO-STORY REAR YARD ADDITION to a single family house in an RH-1(D) (House, One-Family, Detached Dwellings) district.

Adjournment.

NOTE: The Earthquake Permit Review Committee will not be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, April 10, 1990  
For further information call 554-8777.

NOTE -- ON -- APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 12, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

APR 9 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.201E (Dean)  
3490 CALIFORNIA STREET, northeast corner of Locust and California Streets, Lot 12 in Assessor's Block 1019 - Appeal of Preliminary Negative Declaration for a proposal to demolish the existing commercial building (restaurant) and to construct a four-story residential/commercial building over the three subgrade story parking garage. The proposed project would have 9,980 square feet of retail and 1,060 square feet of medical office uses on the first floor; 12,490 square feet of medical office uses and one residential unit on the second floor, ten residential units on the third floor and ten residential units on the fourth floor.  
(Proposed for continuation to April 26, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

2. 87.613BXH (Badiner)  
150 CALIFORNIA STREET, northwest corner of California and Front Streets, Lots 3, 4, and 5 in Assessor's Block 236 - Informational presentation of minor design modifications to the project as required

## Item #87.613BXH (Cont)

by City Planning Commission Motion No. 11827. The project was authorized by City Planning Commission Motion Nos. 11827 and 11828 of December 14, 1989 and contains 195,503 square feet of office space. No Commission action is required.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 84.041CC (Badiner)  
350 STEUART STREET, the entire City block bounded by Steuart, Folsom, Spear and Harrison Streets, Lot 1 in Assessor's Block 3744 - Consideration of final action on the request for authorization of Conditional Use for modification of Motion No. 10501 to reduce the required number of housing units to be built on the site from 85 units to 67 units for property located in an M-1 (Light Industrial) District and 105-F and 200-H Height and Bulk Districts.  
(Public Hearing Closed and Continued from Regular Meeting of March 29, 1990)

NOTE: On February 8, 1990, the Commission passed a motion of intent to approve the request by a vote of 6-0, Commissioner Sewell absent.

4. 89.444D (Berkowitz)  
877 DARIEN WAY, north side between Northgate and Westgate Drives, Lot 36 in Assessor's Block 3273 - Request for Discretionary Review of Building Permit Application No. 8903995 for the CONSTRUCTION OF A HORIZONTAL ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Regular Meeting of March 22, 1990)

F. REGULAR CALENDAR

5. 90.168T (Edelin)  
Consideration of Resolution to amend the City Planning Code and other Appropriate Codes to establish new fees and modify the existing fees for applications requiring review by the City Planning Commission, Department of City Planning and the Zoning Administrator.
6. 83.311E (Roos)  
299 - 2ND STREET, northeast corner of Second and Folsom Streets, Lots 27, 29, and 35 in Assessor's Block 3736 - Certification of the Final Supplemental Environmental Impact Report for a proposed 17-story, 230-foot tall building containing approximately 267,800 gross square feet (gsf) of office, 15,600 gsf of retail, 6,400 gsf of open space, and 45,735 gsf of parking (for about 213 vehicles) after demolition of two buildings and two surface parking lots. (The currently preferred development program is Alternative Seven A.)  
(Public Hearing Closed and Continued from Regular Meeting of February 8, 1990)



7. 88.408E (McCormick)  
807-817 MISSION STREET, south side between 4th and 5th Streets, Lot 67 in Assessor's Block 3724 - Appeal of Preliminary Negative Declaration for the addition of two floors to an existing five-story 1,774 space parking facility resulting in a net increase of 841 spaces, including conversion of approximately 35,000 square feet of the existing ground floor to retail use.  
(Continued from Regular Meeting of March 29, 1990)
8. 90.027C (Green)  
4207 JUDAH STREET, southwest corner of 47th Avenue, Lot 37 in Assessor's Block 1806 - Request for authorization of Conditional Use to extend the hours of operation and termination date of an existing nonconforming bar within an RM-1 (Mixed Residential, Low Density) district. The proposal is to extend the termination date to April 30, 1999 (from November 1987) and to allow closing time of 2:00 a.m. rather than the existing 10:00 p.m.  
(Continued from Regular Meeting of March 29, 1990)
9. 88.546D (Green)  
1131 IRVING STREET, south side between 12th and Funston Avenues, Lot 43 in Assessor's Block 1767 - Request for Discretionary Review of Building Permit Application No. 8908234 for the construction of a three-story building containing ground floor commercial floor area and parking, second story commercial floor area and two dwelling units, and a third story dwelling unit as authorized by the City Planning Commission by Motion No. 11662.
10. 90.029C (Nishimura)  
2990 - 24TH STREET, northeast corner of Harrison Street, Lot 40 in Assessor's Block 4206 - Request for authorization of Conditional Use to establish a Small Self-Service Restaurant (as defined by Section 790.91 of the City Planning Code) within the 24th Street-Mission Neighborhood Commercial District. The proposal is to install a pastry/espresso/deli style restaurant within an approximately 941 square foot commercial retail space with seating for up to 49 persons.  
(Continued from Regular Meeting of March 29, 1990)
11. 90.064C (Nishimura)  
1251 - 3RD AVENUE, southwest corner of Hugo Street, Lot 1 in Assessor's Block 1752 - Request for authorization of Conditional Use to modify one Condition of Approval set forth in City Planning Commission Motion No. 10878 to remove non-transferability of Conditional Use authorization for a Small Self-Service Restaurant as defined in City Planning Code Section 790.91 granted specifically to William J. Nasser. The small self-service restaurant is a deli with tables and chairs and no cooking within an approximate total area of 503 square feet.

12. 88.316EZT (Horton)  
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of imposition of extension of the interim reclassification from RH-3, RM-1, and RM-2 districts to RH-2 districts as part of the Neighborhood Conservation Interim Controls for a six-month period from March 29, 1990 to September 29, 1990. The reclassification contains partial blocks in RH-3 (House, Three-Family), RM-1 (Mixed Residential, Low Density), and RM-2 (Mixed Residential, Moderate Density) districts that are predominantly single- and two-family in character in: the area bounded by Lake Street, 48th Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street and 19th Avenue; and the area bounded by Lincoln Way, Frederick Street, Stanyan Street, Parnassus Avenue and Third Avenue. Copies of the adopted interim controls are available at the Department of City Planning, 450 McAllister Street, 5th Floor (Zoning and Information Counter).

NOTE: Copies of the Proposal for Citizen Review of the Residential Conservation Rezoning Study (proposed permanent controls) are now available at the 4th Floor reception of the Department of City Planning at 450 McAllister Street between 8:00 a.m. and 5:00 p.m.

5:00 P.M.

13. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - The proposed project includes 8,000 housing units; 4.8 million SF "back" office; 15 acres of community, cultural and other public facilities; 900,000 SF commercial/industrial; 735,000 SF retail; 500-room hotel; 68.8 acres of publicly-accessible open space and parks; and MUNI Metro storage/maintenance facilities.  
(Continued from Regular Meeting of March 29, 1990)  
NOTE: THIS IS AN INFORMATIONAL WORKSHOP.

Adjournment.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street:  
Tuesday, April 17, 1990  
For further information call 554-8777.

NOTICE OF FUTURE HEARING: The City Planning Commission will hold a public hearing in Room 282, City Hall, on the following matter on Thursday, April 26, 1990, beginning at 1:30 p.m. or later (call 558-6414 on April 23, 1990 or thereafter for a more specific time):

Consideration of permanent amendments to the text of the City Planning Code by adding an Oil and Gas Facilities Ordinance. The proposed ordinance would create two overlay zoning district categories which would

remain unmapped at this time. As proposed, oil and gas facilities would be allowable only within one of the overlay districts, and only by Conditional Use approval. Hence, an applicant for an oil and/or gas facility would first be required to apply to map the appropriate overlay district. If the mapping were approved, the applicant would then be required to apply for Conditional Use approval of their project. Copies of the proposed ordinance are available at the Department of City Planning, 450 McAllister Street, 5th Floor.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.



NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
APRIL 16, 1990  
450 McALLISTER STREET, ROOM 605  
4:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

4:00 P.M.

A. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. SPECIAL CALENDAR

1. 90.023D (Nixon)  
169 TWIN PEAKS BOULEVARD, southwest corner of Graystone Terrace, Lot 34 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921469 proposing the construction of a 3-story single family building on a vacant lot in an RH-1 (House, One-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
2. 90.022D (Nixon)  
173 TWIN PEAKS BOULEVARD, southeast corner of Crown Terrace, Lot 32 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921472 proposing the construction of a 4-story single family building on a vacant lot in an RH-1 (House, One-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
3. 90.003D (Nixon)  
650 - 40TH AVENUE, east side between Anza and Balboa Streets, Lot 34 in Assessor's Block 1582 - Request for Discretionary Review of Building Permit Application No. 8913506 proposing the construction of a 3-story single family building and a 1-story garage in the front setback in an RH-2 (House, Two-Family) district after demolition of an existing single family building without parking.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing

4. 89.563D (Nixon)  
380 NAGLEE AVENUE, northeast side between San Jose Avenue and the Southern Freeway (HWY 280), Lot 35 in Assessor's Block 7063 - Request for Discretionary Review of Building Permit Application No. 8907144 proposing the construction of a two-story over garage, three-bedroom single family building after demolition of the existing single family building in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of February 26, 1990)  
(Proposed for continuation to April 16, 1990)
5. 89.471D (Nixon)  
261 - 25TH AVENUE, west side between California and Lake Streets, Lot 10 in Assessor's Block 1385 - Request for Discretionary Review of Demolition Permit Application No. 8912527 proposing the demolition of the existing single family building and the construction of a 3-story duplex in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
6. 89.576D (Nixon)  
695-699 PARIS STREET, northeast corner of Italy Avenue, Lot 19 in Assessor's Block 6344 - Request for Discretionary Review of Building Permit Application No. 8920733 proposing the construction of a 2-story single family building on a proposed lot fronting on Italy Avenue in an RH-1 (House, One-Family) district. The original proposal called for the demolition of the building fronting on Paris Street, subdivision of the lot into 2 lots and construction of two, 2-story single family buildings fronting on Paris Street.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
7. 89.621D (Nixon)  
20 BEAVER STREET, north side between Castro and Noe Streets, Lot 59 in Assessor's Block 3561 - Request for Discretionary Review of Building Permit Application No. 8919199 proposing the construction of a 3-story single family building at the front of a lot containing a 1-story single family building at the rear of the lot in an RH-2 (House, Two-Family) district. Demolition of an existing garage near the front of the lot will be required.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
8. 89.533V (Blauvelt)  
3535 CLAY STREET - The Tier 3 application has been withdrawn. No City Planning Commission action is required.

A hearing on the Variance will be conducted after this meeting has adjourned.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.





NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

SF  
C55  
#14  
4/19/90

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 19, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

APR 23 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 88.729E (Felice)  
1547-1561 -- 48TH AVENUE, west side between Kirkham and Lawton Streets, Lot 50 in Assessor's Block 1894. The proposed project is to demolish an existing one-story commercial building and to construct fifteen dwelling units in five buildings. Each building is two stories over garage and would contain three residential units with three enclosed parking spaces per building.  
(Proposed for continuation to April 26, 1990)
2. 87.268E (Maltzer)  
POTRERO HILL SQUARE, 411 De Haro Street, between 17th and Mariposa Streets, Lots 4 (portion) and 6 in Assessor's Block 3980 - Appeal of Preliminary Negative Declaration for the proposed construction of a three-story, 83,000 gross square-foot commercial complex containing office, showroom, retail and restaurant space, with basement and ground-level parking for 142 vehicles and two-truck loading spaces.  
(Continued from Regular Meeting of March 22, 1990)  
(Proposed for continuation to May 17, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

3. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSEDF. REGULAR CALENDAR

4. 85.414X (Badiner)  
101 - 2ND STREET, southwest corner of Second and Mission Streets, Lots 72, 73, 74, and 75 in Assessor's Block 3721 - Request for Section 309 determinations and exceptions (Downtown Plan Review) in the C-3-0 (Downtown Office) District and 150-S and 500-S Height and Bulk Districts. A portion of the site (Lot 72) is in the New Montgomery Street/Second Street Conservation District.

The project sponsor requests an exception under Section 309 to the side setback requirements of Section 132.1(c). The project previously received Project Authorization under City Planning Code Section 321 for 368,655 gross square feet (gsf) of office space. The current project involves minor modifications to the building envelope which will not affect the office square footage.

The project is a 425-foot tall, 32-story building which contains 368,655 gsf of office space, 4,000 gsf of retail space and 16,000 gsf of parking.

5. 90.082BXC (Badiner)  
299 - 2ND STREET, northeast corner of Second and Folsom Streets, Lots 27, 29, and 35 in Assessor's Block 3736 - Request for Project Authorization for 260,000 gross square feet (gsf) of office space; Request for Section 309 determinations and exceptions (Downtown Plan Review); and Request for Authorization of Conditional Use for parking in excess of that allowed as an accessory use in the C-3-0(SD) (Downtown Office, Special Development) District and within a 200-S Height and Bulk District.

The project sponsor is seeking exceptions under Section 309 to the bulk requirements of Section 272; and 2) to exceed the wind standards of Section 148. The net addition of 225,000 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.

The project consists of a 239-foot tall, 16-story building with a plaza flanked by four-story pavilions fronting on Second Street. The entire project contains 260,000 gsf of office space, 18,105 gsf of retail space and 46,200 gsf of parking.

---

NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.

---

4:00 P.M.

6. 89.372Z (Green)  
5199 MISSION STREET, south side between Pope and Rolph Streets, Lots 57 and 58 in Assessor's Block 6463 - Request to reclassify the subject lots from an NC-2 (Small-Scale Neighborhood Commercial) district to an NC-3 (Moderate-Scale Neighborhood Commercial) district.
7. 89.372EC (Green)  
5199 MISSION STREET, south side between Pope and Rolph Streets, Lots 57 and 58 in Assessor's Block 6463 - Request for Authorization of Conditional Use to develop a site over 10,000 square feet within an NC-2 (Small-Scale Neighborhood Commercial) district and proposed for reclassification to an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to demolish the existing commercial building and to construct a four-story mixed use building containing 48 dwelling units designed specifically for the elderly, approximately 5,000 gross square feet of commercial space and approximately 14 off-street parking spaces at ground level on a site approximately 14,625 square feet. The project requires a reclassification of the property from an NC-2 (Small-Scale Neighborhood Commercial) district to an NC-3 (Moderate-Scale Neighborhood Commercial) district to construct the proposed 48 dwelling units (for the elderly). Under the NC-2 density provisions only 36 dwelling units (for the elderly) are allowed. The project also requires a rear yard modification request to allow a central courtyard.
8. 90.023D (Nixon)  
169 TWIN PEAKS BOULEVARD, southwest corner of Graystone Terrace, Lot 34 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921469 proposing the construction of a 3-story single family building on a vacant lot in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of April 16, 1990)
9. 90.022D (Nixon)  
173 TWIN PEAKS BOULEVARD, southeast corner of Crown Terrace, Lot 32 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921472 proposing the construction of a 4-story single family building on a vacant lot in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of April 16, 1990)
10. 89.233ECU (McDonald)  
3-11 CLARENDON AVENUE, south side, west of Twin Peaks Boulevard and 38 Mountain Spring Avenue, north side, west of Twin Peaks Boulevard, Lot 60 in Assessor's Block 2706 - Request for Authorization of

## Item #89.233ECU (Cont)

Conditional Use to permit the construction of a PLANNED UNIT DEVELOPMENT PROPOSING SIX SINGLE FAMILY DWELLINGS, each on a separate lot, to the subdivided from an existing lot having an area of 24,595 square feet and proposing exceptions from Planning Code requirements including the following: minimum lot area, minimum lot width, front setback depth, rear yard depth, side yard width, and garage door width in an RH-1(D) (House, One-Family, Detached Dwellings) district with a 40-X Height and Bulk designation.

11. 89.233S (McDonald)  
3-11 CLARENDON AVENUE, south side, west of Twin Peaks Boulevard and 38 Mountain Spring Avenue, north side, west of Twin Peaks Boulevard, Lot 60 in Assessor's Block 2706 - Review for consistency with the Master Plan and Planning Code of a proposed 6-lot subdivision from an existing lot having an area of 24,595 square feet in an RH-1(D) (House, One-Family, Detached Dwellings) district with a 40-X Height and Bulk designation.

## Adjournment.

89.568I (Skiffer)  
845 JACKSON STREET (The Chinese Hospital Institutional Master Plan Update), Lot 41 in Assessor's Block 192 in a Chinatown Residential/Neighborhood Commercial District and a 65-N Height and Bulk District. The Department has received an update of the Chinese Hospital Institutional Master Plan. The document is available for public review at the Department's Zoning Information Counter.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, April 24, 1990  
For further information call 554-8777.

NOTICE OF FUTURE HEARING: The City Planning Commission will hold a public hearing in Room 282, City Hall, on the following matter on Thursday, April 26, 1990, beginning at 1:30 p.m. or later (call 558-6414 on April 23, 1990 or thereafter for a more specific time):

Consideration of permanent amendments to the text of the City Planning Code by adding an Oil and Gas Facilities Ordinance. The proposed ordinance would create two overlay zoning district categories which would remain unmapped at this time. As proposed, oil and gas facilities would be allowable only within one of the overlay districts, and only by Conditional Use approval. Hence, an applicant for an oil and/or gas facility would first be required to apply to map the appropriate overlay district. If the mapping were approved, the applicant would then be required to apply for Conditional Use approval of their project. Copies of the proposed ordinance are available at the Department of City Planning, 450 McAllister Street, 5th Floor.

NOTE -- ON -- APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 489

---

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 19, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

- 3a. 89.463CV (Green)  
443 FULTON STREET, south side between Gough and Octavia Streets, Lots 11 and 29 in Assessor's Block 793 - Request for authorization of Conditional Use to develop a lot over 5,000 square feet within an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to construct twenty-one (21) individual three-story buildings containing twenty-two (22) dwelling units with a total of 26 off-street parking spaces on two abutting lots (fronting on Fulton Street and the other fronting on Grove Street) and approximately 21,638 square feet in lot

## Item #89.463CV (Cont)

area. The subject project also requires modification of the required rear yard.

(Public Hearing Closed and Continued from Regular Meeting of April 5, 1990)

NOTE: On April 5, 1990, the Commission passed a motion of intent to approve the request with conditions by a vote of 6-0, Commissioner Morales absent.

## 3b. 89.463CV

(Green)

443 FULTON STREET, south side between Gough and Octavia Streets, Lots 11 and 29 in Assessor's Block 793 within an NC-1 (Neighborhood Commercial Cluster) district.

REAR YARD MODIFICATION SOUGHT: The proposal is to construct twenty-one (21) individual three-story buildings containing twenty-two (22) dwelling units on two lots with approximately 21,638 square feet of lot area. The two lots (No. 11 and No. 29) are abutting each other, with Lot 11 having frontage on Grove Street and Lot 29 fronting on Fulton Street (Grove and Fulton Streets are parallel to each other). The required rear yards are normally located opposite the street frontage and in this case would abut one another. The required rear yard in the NC-1 (Neighborhood Commercial Cluster) district is 25 percent of the depth of each lot located at grade level and above. The required rear yard for Lot 11 is approximately 17.20 feet measured from the rear property line and the required rear yard has been provided in accordance with the Planning Code. The required rear yard for Lot 29 is approximately 51.60 feet measured from the rear property line. The project proposes approximately 15 feet of rear yard on Lot 29. The project proposes a courtyard type open space in the center of the lot which also serves as access to the off-street parking garages at street level. Also, the project provides approximately 13 feet of open space for each dwelling unit along both the easterly and westerly side property lines.

(Public Hearing Closed and Continued from Regular Meeting of April 5, 1990)

NOTE: On April 5, 1990, the Commission passed a motion of intent to approve the request with conditions by a vote of 6-0, Commissioner Morales absent.



ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 19, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

1:30 P.M.

F. REGULAR CALENDAR

- 5a. 90.064C (Nishimura)  
1251 - 3RD AVENUE, southwest corner of Hugo Street, Lot 1 in  
Assessor's Block 1752 - Request for authorization of Conditional Use  
to modify one Condition of Approval set forth in City Planning  
Commission Motion No. 10878 to remove non-transferability of  
Conditional Use authorization for a Small Self-Service Restaurant as  
defined in City Planning Code Section 790.91 granted specifically to  
William J. Nasser. The small self-service restaurant is a deli with  
tables and chairs and no cooking within an approximate total area of  
503 square feet.  
(Continued from Regular Meeting of April 12, 1990)





SF  
C55  
#14  
1/26/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
APRIL 26, 1990  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

APR 24 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:00 P.M.

A. ITEMS TO BE CONTINUED

1. 88.643M (Liebermann)  
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the Wharf area as an active working, commercial fishing port.  
(Continued from Regular Meeting of April 5, 1990)  
(Proposed for continuation to May 17, 1990)
2. 88.643E (Bauman)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration on the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.  
(Continued from Regular Meeting of April 5, 1990)  
(Proposed for continuation to May 17, 1990)
3. 88.408E (McCormick)  
807-817 MISSION STREET, south side between 4th and 5th Streets, Lot 67 in Assessor's Block 3724 - Appeal of Preliminary Negative Declaration for the addition of two floors to an existing five-story 1,774 space parking facility resulting in a net increase of 841 spaces, including conversion of approximately 35,000 square feet of the existing ground floor to retail use.  
(Continued from Regular Meeting of April 12, 1990)

4. 90.078C (Green)  
2367 MARKET STREET, south side between 17th and Noe Streets, Lot 25 in Assessor's Block 3563 - Request for authorization of Conditional Use to modify a condition attached to Building Permit Application No. 7805865 previously approved by the City Planning Commission under discretionary review (Resolution No. 8125) within the Upper Market Street Neighborhood Commercial District. The proposal is to physically separate an existing second floor bar from an existing ground floor full service restaurant, allowing access to the bar from Market Street and not through the restaurant as required by City Planning Commission Resolution No. 8125. The result of the proposed separation is the intensification of the existing second floor bar. (Proposed for continuation to May 24, 1990)

5. 89.121ETZ (Horton)  
RESIDENTIAL CONSERVATION REZONING STUDY - Hearing on the Proposal for Citizen Review of the Residential Conservation Rezoning Study (Study). The Study covers all residential (RH and RM) districts with a height limit of 40 feet or less and proposes reclassification to RH-2 for about 1,730 lots with single- and two-family buildings and to RH-1 for about 120 lots with single-family buildings currently in RH-3 and RM districts, prevents demolition of sound single-family buildings in RH-2 districts unless the second permitted replacement unit is limited to 600 square feet in size, redefines the building envelope of new construction and alteration by proposing new building depth and height limits, revises the off-street parking requirements for new development and alterations, revises procedures for notification of proposed projects, and includes provisions for exceptions.

This will be the first of a series of public hearings on the Study that the City Planning Commission will hold before enacting permanent controls by the end of September 1990. Copies of the report of the Study are available at the 4th Floor reception desk of the Department of City Planning, 450 McAllister Street, between 8:00 a.m. and 5:00 p.m.

(Proposed for continuation to May 3, 1990)

6. 89.201E (Dean)  
3490 CALIFORNIA STREET, northeast corner of Locust and California Streets, Lot 12 in Assessor's Block 1019 - Appeal of Preliminary Negative Declaration for a proposal to demolish the existing commercial building (restaurant) and to construct a four-story residential/commercial building over the three subgrade story parking garage. The proposed project would have 9,980 square feet of retail and 1,060 square feet of medical office uses on the first floor; 12,490 square feet of medical office uses and one residential unit on the second floor, ten residential units on the third floor and ten residential units on the fourth floor. (Continued from Regular Meeting of April 12, 1990)  
(Proposed for continuation to May 24, 1990)

7. 88.378EC (Green)  
2545 NORIEGA STREET, southeast corner of 32nd Avenue, Lot 1 in Assessor's Block 2069 - Request for authorization of Conditional Use to modify a project previously authorized per City Planning Commission Motion No. 11672 for alteration of an existing building on a lot in excess of 10,000 square feet and to create one commercial tenant space in excess of 4,000 square feet in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to modify the previously approved project by expanding one ground floor commercial tenant space from a total gross floor area of approximately 5,883 square feet to approximately 8,227 square feet (customer floor area of approximately 5,552 square feet and 2,675 square feet of storage area) on a lot approximately 13,392 square feet in size. The project was originally approved by the Commission on June 1, 1989 as a building with four ground floor commercial spaces (one of which was 5,883 square feet), second floor offices, and an off-street loading dock.  
(Proposed for continuation to May 10, 1990)
8. 88.729E (Felice)  
1547-1561 - 48TH AVENUE, west side between Kirkham and Lawton Streets, Lot 50 in Assessor's Block 1894. Appeal of Negative Declaration for the proposed project to demolish an existing one-story commercial building and to construct fifteen dwelling units in five buildings. Each building is two stories over garage and would contain three residential units with three enclosed parking spaces per building.  
(Continued from Regular Meeting of April 19, 1990)  
(Proposed for continuation to May 10, 1990)
9. 83.462CCCC (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, between Jones and Leavenworth Streets, Lots 19-24 in Assessor's Block 304 - Modification of Conditions of Approval and Disapproval contained in Motion Nos. 10033, 11068, and 11829 for a Mixed Use Residential/Commercial structure with rehabilitation of the Alcazar Theater (Islam Temple) in the North of Market Residential Special Use District and an 80-130T Height and Bulk District. The Alcazar Theater is designated City Landmark No. 195.  
(Proposed for continuation to May 3, 1990)

#### PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

#### C. COMMISSIONERS' QUESTIONS AND MATTERS

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSE2:00 P.M.E. DIRECTOR'S REPORT

10. (Edelin)  
Consideration of Resolution authorizing submittal of a Supplemental Appropriation Request for the purchase of a SUN Computer for Proposition K Studies at a cost not to exceed \$20,000 (F/Y 1989-90).
11. (Edelin)  
Consideration of Resolution authorizing submittal of a Supplemental Appropriation Request for computerization of records and processes (not to exceed \$516,000) and improved application processing and other services (not to exceed \$512,000 in F/Y 1990-91).  
NOTE: This supplemental request is for F/Y 1990-91 Budget Augmentations (Priority I and II) previously approved by the City Planning Commission.
12. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

F. REGULAR CALENDAR

13. 90.115ET (Maltzer)  
Consideration of permanent amendments to the text of the City Planning Code by adding an Oil and Gas Facilities Ordinance. The proposed ordinance would create two overlay zoning district categories which would remain unmapped at this time. As proposed, oil and gas facilities would be allowable only within one of the overlay districts, and only by Conditional Use approval. Hence, an applicant for an oil and/or gas facility would first be required to apply to map the appropriate overlay district. If the mapping were approved, the applicant would then be required to apply for Conditional Use approval of their project. Copies of the proposed ordinance are available at the Department of City Planning, 450 McAllister Street, 5th Floor.
14. 90.117C (Nishimura)  
939-945 CLEMENT STREET, south side between 10th and 11th Avenues, Lots 44 and 45 in Assessor's Block 1442 - Request for authorization of Conditional Use to expand the seating area by twenty-four (24) seats on the ground floor of an existing full service restaurant with an approximate total area of 4,950 square feet within the Inner Clement Street Neighborhood Commercial District. The proposed additional seating area would occupy an area currently used as a take-out food area. The City Planning Commission previously had approved, through its Discretionary Review authority, a building permit application to build a full service restaurant with an occupied area not exceeding 3,400 square feet and/or 220 seats.

15. 90.066HX (Badiner)  
101 HOWARD STREET, southwest corner of Spear and Howard Streets, Lot 1 in Assessor's Block 3740 - Request for Determination of Compliance under City Planning Code Section 309 (Downtown Plan Review) for modifications to an existing Category I Preservation Building in the C-3-0(SD) (Downtown Office, Special Development) District and a 200-S Height and Bulk District. The proposal is to reconfigure the floors, add a 15-foot penthouse, and insert windows on the western wall of the annex building.
16. 90.082BXC (Badiner)  
299 - 2ND STREET, northeast corner of Second and Folsom Streets, Lots 27, 29, and 35 in Assessor's Block 3736 - Request for Project Authorization for 260,000 gross square feet (gsf) of office space; Request for Section 309 determinations and exceptions (Downtown Plan Review); and Request for Authorization of Conditional Use for parking in excess of that allowed as an accessory use in the C-3-0(SD) (Downtown Office, Special Development) District and within a 200-S Height and Bulk District.

The project sponsor is seeking exceptions under Section 309 to the bulk requirements of Section 272; and 2) to exceed the wind standards of Section 148. The net addition of 225,000 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.

The project consists of a 239-foot tall, 16-story building with a plaza flanked by four-story pavilions fronting on Second Street. The entire project contains 260,000 gsf of office space, 18,105 gsf of retail space and 46,200 gsf of parking.  
(Continued from Regular Meeting of April 19, 1990)

17. 90.087EM (Scott)  
DRAFT FOR CITIZEN REVIEW OF PROPOSED REVISIONS TO THE RESIDENCE ELEMENT OF THE MASTER PLAN. The proposed revisions are an update of the Residence Element adopted in 1984; new information on housing and population is used where available; several new objectives related to seismic safety, affordability of housing and reduction of homelessness are added. The programs described in Part III of the Residence Element are reviewed and expanded; revised five-year goals for 3,400 units of new housing per year are set.

Copies of the RESIDENCE ELEMENT DRAFT FOR CITIZEN REVIEW are available at the Department of City Planning and can be picked up without charge at 450 McAllister Street, 4th Floor, Room 405. Please call Lois Scott (558-6317) or Roger Herrera (558-6316) regarding the case if you have any questions.

---

NOTE: The Commission will take a 15-minute recess at approximately 3:30 P.M.

---



4:00 P.M.

18. 88.089E (Roos)  
SAN FRANCISCO GENERAL HOSPITAL MENTAL HEALTH SKILLED NURSING FACILITY, generally bounded by Highway 101, SFGHMC and Potrero Avenue between 20th and 21st Streets, a portion of Lot 2 in Assessor's Block 4090 - Public hearing on the Draft Environmental Impact Report for the proposed construction of a 185-bed, sub-acute mental health care facility in two buildings totalling about 90,000 gross square feet (gsf) on two and three levels around a central court; 26,000 square feet of outdoor activity area; 43,000 square feet of landscaped open space; 145 parking spaces, and a tunnel connection to SFGHMC, eliminating the vacant area and 220 parking spaces in two parking lots.
19. 90.027C (Green)  
4207 JUDAH STREET, southwest corner of 47th Avenue, Lot 37 in Assessor's Block 1806 - Request for authorization of Conditional Use to extend the hours of operation and termination date of an existing nonconforming bar within an RM-1 (Mixed Residential, Low Density) district. The proposal is to extend the termination date to April 30, 1999 (from November 1987) and to allow closing time of 2:00 a.m. rather than the existing 10:00 p.m.  
(Continued from Regular Meeting of April 12, 1990)
20. 90.190D (Badiner)  
620 POST STREET, north side of Post Street between Jones and Taylor Streets, with frontage on Cosmo Place, Lot 7 in Assessor's Block 298 - Discretionary Review on a Demolition Permit for a Category IV Preservation Building damaged by the October 17, 1989 earthquake in the C-3-G (Downtown General) District, an 80-130F Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The building is an unreinforced masonry hotel structure. This case was previously advertised in error as a Permit to Demolish.
21. 88.562ECCSSS (Miller)  
555 CAMBRIDGE STREET, east side between Felton and Wayland Streets with frontage on Yale, Bacon and Amherst Streets, portions of Lots 2 and 3 in Assessor's Block 5992-A - Review for consistency with the Master Plan of a Parcel Map requesting the resubdivision of one of the four lots proposed to be created pursuant to the resubdivision of Lots 2 and 3 in Assessor's Block 5992-A into four parcels (Case No. 88.562ECCSSS) into 50 lots in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of April 5, 1990)
22. 88.562ECCSSS (Miller)  
555 CAMBRIDGE STREET, east side between Felton and Wayland Streets with frontage on Yale, Bacon and Amherst Streets, Lots 2 and 3 in Assessor's Block 5992-A - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit the construction of 50 NEW ONE-FAMILY DWELLINGS, generally as shown on the plans accompanying the application (with the possibility that up to 40 of

## Item #88.562ECCSSS (Cont)

the proposed dwellings could contain minor secondary dwelling units limited to 600 square feet in floor area), requiring exception from the otherwise-applicable City Planning Code standards for garage door width to permit 16-FOOT-WIDE GARAGE DOORS in an RH-1 (House, One-Family) district.

(Continued from Regular Meeting of April 5, 1990)

## Adjournment.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, May 1, 1990  
For further information call 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

MATTERS FOR FUTURE HEARINGS

845 JACKSON STREET (89.568I) (The Chinese Hospital Institutional Master Plan Update), Lot 41 in Assessor's Block 192 in a Chinatown Residential/Neighborhood Commercial District and a 65-N Height and Bulk District. The Department has received an update of the Chinese Hospital Institutional Master Plan. The document is available for public review at the Department's Zoning Information Counter. For further information call Glenda Skiffer at 558-6343.





SPECIAL JOINT MEETING  
OF THE  
SAN FRANCISCO  
REDEVELOPMENT AGENCY COMMISSION  
AND  
CITY PLANNING COMMISSION  
THURSDAY  
APRIL 26, 1990  
ROOM 282, CITY HALL  
6:00 P.M.

ROLL CALL: City Planning Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

Redevelopment Agency Commissioners King, Bagot, Berk, Mardikian, Tsen and Wartelle.

6:00 P.M.

A. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. SPECIAL CALENDAR

Informational workshop and discussion of issues relating to the proposed South of Market Earthquake Recovery Redevelopment Project. Such issues may include: proposed project area boundaries, land use/development provisions of the plan, proposed redevelopment and other activities, project financing, environmental review, development approval process, plan approval process and schedule of public actions, relationship of the Earthquake Recovery Project efforts with wider SOM Action Program.

Adjournment.



5/3/90  
NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
— SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 3, 1990  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

APR 30 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:00 P.M.

A. ITEMS TO BE CONTINUED

1. 89.284E (Maltzer)  
SAN ANDREAS EXPANSION #2 - Appeal of Preliminary Negative Declaration for the proposed expansion of the water treatment plant in San Mateo County from 120 mgd to 180 mgd, including the construction of a new reservoir, new ozone facilities, new pipeline and various other on- and off-site plant improvements.  
(Proposed for continuation to May 17, 1990)
2. 90.082BXC (Badiner)  
299 - 2ND STREET, northeast corner of Second and Folsom Streets, Lots 27, 29, and 35 in Assessor's Block 3736 - Request for Project Authorization for 260,000 gross square feet (gsf) of office space; Request for Section 309 determinations and exceptions (Downtown Plan Review); and Request for Authorization of Conditional Use for parking in excess of that allowed as an accessory use in the C-3-0(SD) (Downtown Office, Special Development) District and within a 200-S Height and Bulk District.

The project sponsor is seeking exceptions under Section 309 to the bulk requirements of Section 272; and 2) to exceed the wind standards of Section 148. The net addition of 225,000 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.

The project consists of a 239-foot tall, 16-story building with a plaza flanked by four-story pavilions fronting on Second Street. The

## Item #90.082BXC (Cont)

entire project contains 260,000 gsf of office space, 18,105 gsf of retail space and 46,200 gsf of parking.

(Continued from Regular Meeting of April 26, 1990)

(Proposed for continuation to May 10, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

3. 89.402D (Berkowitz)  
770 CAROLINA STREET, west side between Southern Heights Avenue and 20th Street, Lot 10 in Assessor's Block 4096 - Discretionary Review of Building Permit Application No. 8908430 for the CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING in an RH-2 (House, Two-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of March 8, 1990)
4. 89.305DV (Berkowitz)  
2506 LEAVENWORTH STREET, east side between Bay and Francisco Streets, Lot 8 in Assessor's Block 44 - Request for a VARIANCE FROM THE FRONT SETBACK REQUIREMENTS of the City Planning Code to allow the construction of the front building wall of the proposed two-family dwelling 5 feet 10 inches into the required front setback in an RH-2 (House, Two-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of April 5, 1990)  
NOTE: On February 22, 1990, the Commission approved the application with conditions by a vote of 6-0, Commissioner Boldridge absent.
5. 89.444D (Berkowitz)  
877 DARIEN WAY, north side between Northgate and Westgate Drives, Lot 36 in Assessor's Block 3273 - Request for Discretionary Review of Building Permit Application No. 8903995 for the CONSTRUCTION OF A HORIZONTAL ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing(Public Hearing Closed and Continued from Regular Meeting of April 12, 1990)

E. DIRECTOR'S REPORT

6. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

2:00 P.M.

F. REGULAR CALENDAR

7. 89.427S (Skiffer)  
HOLYOKE STREET, southeast corner of Karen Court, Lots 30 and 31 in Assessor's Block 6117 - Review for consistency with the Master Plan of a resubdivision of two lots into three lots for the construction of three single family homes in an RH-1 (House, One-Family) district.  
NOTE: This is a Joint Hearing with the Department of Public Works.
8. 89.699C (McDonald)  
159 SAGAMORE STREET, south side between Plymouth and Capitol Avenues, Lot 48 in Assessor's Block 7147 - Request for authorization of Conditional Use to permit the construction of a second single family dwelling on a lot having 7,669 square feet of area in an RH-1 (House, One-Family) district with a 40-X Height and Bulk designation.
9. 89.463EC (Green)  
3201 CALIFORNIA STREET, southwest corner of Presidio Avenue, Lot 2 in Assessor's Block 1032 - Request for authorization of Conditional Use to develop a site over 10,000 square feet in size within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to construct a four-story over basement, mixed use building containing 49 basement parking spaces, approximately 12,000 square feet of ground level retail floor area, and a total of twenty dwelling units on three floors above on a lot approximately 16,064 square feet in size. The project also requires a request to modify the required rear yard.
10. 89.436V (Green)  
3201 CALIFORNIA STREET, southwest corner of Presidio Avenue, Lot 2 in Assessor's Block 1032 within an NC-2 (Small-Scale Neighborhood Commercial) district.

REAR YARD MODIFICATION SOUGHT: The proposal is to construct a four-story over basement, mixed use building containing 49 basement parking spaces, ground floor commercial space and a total of 20 dwelling units on three floors above on a lot area of approximately 16,094 square feet. The required rear yard in the NC-2 district is 25 percent of the lot depth located at the second story and above (and at all residential levels). The required rear yard entirely along the southerly property line (an irregular-shape lot so that the required rear yard line would be opposite the intersection of Presidio Avenue and California Street) is 26 feet (from the rear property line). The project proposes to provide a rear yard area of

## Item #89.436V (Cont)

5 to 15 feet from the rear property line and a courtyard type open space at the fourth floor approximately 55 feet by 37 feet (or 2,035 square feet). The total square footage required as an open rear yard is approximately 4,023 square feet. The project provides a total open area of approximately 5,242 square feet.

11. 90.016D (Berkowitz)  
51 LOPEZ AVENUE, southeast side between Pacheco Street and Castenada Avenue, Lot 28 in Assessor's Block 2858 - Request for Discretionary Review of Building Permit Application No. 8921028 for the CONSTRUCTION OF ONE-CAR GARAGE FOR A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
12. 89.579U (Berkowitz)  
655 LISBON STREET, east side between France and Italy Avenues, Lot 35 in Assessor's Block 6343 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8911507 for the CONSTRUCTION OF A REAR YARD ADDITION in an RH-1 (House, One-Family) district.
13. 89.457D (Berkowitz)  
247 - 17TH AVENUE, west side between California and Clement Streets, Lot 9 in Assessor's Block 1416 - Request for Discretionary Review of Building Permit Application Nos. 8912469 and 8912472 for the DEMOLITION OF A SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A TWO-FAMILY REPLACEMENT DWELLING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of March 22, 1990)
14. 89.587L (Marsh)  
2212 SACRAMENTO STREET (Richard E. Queen House), north side between Buchanan and Laguna Streets, Lot 4 in Assessor's Block 627 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider the designation of the Richard E. Queen House as a Landmark, pursuant to Article 10 of the City Planning Code.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

4:00 P.M.

15. 89.121ETZ (Ghosh)  
RESIDENTIAL CONSERVATION REZONING STUDY - Hearing on the Proposal for Citizen Review of the Residential Conservation Rezoning Study (Study). The Study covers all residential (RH and RM) districts with a height limit of 40 feet or less and proposes reclassification to

## Item #89.121ETZ (Cont)

RH-2 for about 1,730 lots with single- and two-family buildings and to RH-1 for about 120 lots with single-family buildings currently in RH-3 and RM districts, prevents demolition of sound single-family buildings in RH-2 districts unless the second permitted replacement unit is limited to 600 square feet in size, redefines the building envelope of new construction and alteration by proposing new building depth and height limits, revises the off-street parking requirements for new development and alterations, revises procedures for notification of proposed projects, and includes provisions for exceptions.

This will be the first of a series of public hearings on the Study that the City Planning Commission will hold before enacting permanent controls by the end of September 1990. Copies of the report of the Study are available at the 4th Floor reception desk of the Department of City Planning, 450 McAllister Street, between 8:00 a.m. and 5:00 p.m.

(Continued from Regular Meeting of April 26, 1990)

16. 90.087E (Bauman)  
Environmental Impact Report hearing on Amendments to the Residence Element of the Master Plan, including an assessment of housing need through 1995, new objectives dealing with seismic safety, affordability and homelessness, and update of programs related to housing.

5:30 P.M.

17. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - The proposed project includes 8,000 housing units; 4.8 million SF "back" office; 15 acres of community, cultural and other public facilities; 900,000 SF commercial/industrial; 735,000 SF retail; 500-room hotel; 68.8 acres of publicly-accessible open space and parks; and MUNI Metro storage/maintenance facilities.  
(Continued from Regular Meeting of April 12, 1990)  
NOTE: THIS IS AN INFORMATIONAL WORKSHOP.

Adjournment.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, May 8, 1990  
For further information call 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30

NOTE ON APPEALS: (Cont)

days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.



C55  
#14  
5/7/90

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
MAY 7, 1990  
450 McALLISTER STREET, ROOM 605  
4:00 P.M.

DOCUMENTS DEPT.

MAY 4 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

4:00 P.M.

A. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. SPECIAL CALENDAR

1. 90.069U (Nixon)  
124 JORDAN AVENUE, east side between Euclid Avenue and Geary Boulevard, Lot 42 in Assessor's Block 1063 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 9001164-S proposing the expansion of the ground floor and the floor immediately above at the rear of the existing 3-story single family building in an RH-1(D) (House, One-Family, Detached Dwellings) district. The proposal is classified as Tier 3 as it exceeds the depth limits for Tier 1 and 2 projects.
2. 89.446U (Nixon)  
200 BLOCK OF TINGLEY STREET, southwest corner of San Jose Avenue, Lot 48 in Assessor's Block 6781 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Application No. 89.446U proposing the construction of a 3-story single family building on a vacant lot in an RH-1 (House, One-Family) district. The proposal is classified as Tier 3 as the rear of the building, beyond 67 feet from the front property line, exceeds 2-stories and is closer than 5 feet to the southeast side property line.
3. 90.074D (Nixon)  
101 BOSWORTH STREET, southwest corner of Marsilly Street, Lot 44 in Assessor's Block 6748 - Request for Discretionary Review of Building Permit Application NO. 8906027 proposing the elimination of one dwelling unit, legalization of a second dwelling unit and construction of a one-story garage at the rear of the existing

- Item #90.074D (Cont)  
building in an RH-2 (House, Two-Family) district. The proposal is classified as Tier 2 for depth and Tier 1 for height.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
4. 90.075D (Nixon)  
313 EUREKA STREET, east side between 20th and 21st Streets, Lot 34 in Assessor's Block 2750 - Request for Discretionary Review of Building Permit Application No. 8918293 proposing the addition of one story (238 square-foot mezzanine room) to the existing 3-story duplex in an RH-2 (House, Two-Family) district. The proposal is classified as Tier 2 for height and Tier 1 for depth.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
5. 90.077D (Nixon)  
2901 PACHECO STREET, southwest corner of 33rd Avenue, Lot 1 in Assessor's Block 2153 - Request for Discretionary Review of Building Permit Application No. 8922579 proposing the addition of one story to the existing two-story single family building, on a corner lot, in an RH-1 (House, One-Family) district. The proposal is classified as Tier 2 for height and Tier 1 for depth.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
6. 90.076D (Nixon)  
2658 - 38TH AVENUE, east side between Vicente and Wawona Streets, Lot 37 in Assessor's Block 2459 - Request for Discretionary Review of Building Permit Application No. 8909138 proposing a 16-foot deep, 2-story rear addition on the existing 2-story single family building. The proposal is classified as Tier 2 for depth and Tier 1 for height.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
7. 90.130D (Nixon)  
82 CRESTLAKE DRIVE, north side between Sloat Boulevard and Wawona Street, Lot 27 in Assessor's Block 2528 - Request for Discretionary Review of Building Permit Application No. 8903141 proposing a one-story addition to the existing two-story single family building in an RH-1(D) (House, One-Family, Detached Dwellings) district. The proposal is classified as Tier 2 for height and Tier 1 for depth.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

Adjournment.

SF  
C55  
#14  
5/10/90

[Notice...]

SPECIAL JOINT MEETING

OF THE  
— SAN FRANCISCO  
RECREATION AND PARK COMMISSION  
AND  
— CITY PLANNING COMMISSION  
THURSDAY  
MAY 10, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAY 4 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: City Planning Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

Recreation and Park Commissioners O'Connor, Eickman, Guggenlime, Harris, McAteer, Orr and Ruiz.

1:30 P.M.

A. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. SPECIAL CALENDAR

1. The General Manager of the Recreation and Park Department will present a report recommending expenditures from the Park and Open Space Fund for 1990-1991 and a five-year plan for acquisition and development, renovation and maintenance.
2. Consideration of Resolution to find the program in conformity with the Master Plan and to adopt the recommendations of the report.

Adjournment.

CPC 495



255  
714  
5/10/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 10, 1990  
ROOM 282, CITY HALL  
2:00 P.M.

DOCUMENTS DEPT.

MAY 4 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

2:00 P.M.

A. ITEMS TO BE CONTINUED

1. 88.729E (Felice)  
1547-1561 - 48TH AVENUE, west side between Kirkham and Lawton Streets, Lot 50 in Assessor's Block 1894 - Appeal of Preliminary Negative Declaration for the proposed project to demolish an existing one-story commercial building and to construct fifteen dwelling units in five buildings. Each building is two stories over garage and would contain three residential units with three enclosed parking spaces per building.  
(Continued from Regular Meeting of April 26, 1990)  
(Proposed for continuation to May 24, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

E. DIRECTOR'S REPORT

2. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

F. REGULAR CALENDAR

3. 88.378EC (Green)  
2545 NORIEGA STREET, southeast corner of 32nd Avenue, Lot 1 in Assessor's Block 2069 - Request for authorization of Conditional Use to modify a project previously authorized per City Planning Commission Motion No. 11672 for alteration of an existing building on a lot in excess of 10,000 square feet and to create one commercial tenant space in excess of 4,000 square feet in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to modify the previously approved project by expanding one ground floor commercial tenant space from a total gross floor area of approximately 5,883 square feet to approximately 8,227 square feet (customer floor area of approximately 5,552 square feet and 2,675 square feet of storage area) on a lot approximately 13,392 square feet in size. The project was originally approved by the Commission on June 1, 1989 as a building with four ground floor commercial spaces (one of which was 5,883 square feet), second floor offices, and an off-street loading dock.  
(Continued from Regular Meeting of April 26, 1990)
4. 88.316EZT (Passmore)  
NEIGHBORHOOD CONSERVATION INTERIM CONTROLS - Consideration of a Resolution deleting Lot 56 in Assessor's Block 1805 at 1444 La Playa Street from the list of properties of the Neighborhood Conservation Interim Reclassifications from RH-3, RM-1, and RM-2 to RH-2. The lot is proposed to be excluded from the extension of the reclassifications approved by City Planning Commission Resolution No. 11920 on April 12, 1990. The lot will revert back to RM-1 (Mixed Residential, Low Density) district.  
(Continued from Regular Meeting of April 12, 1990)
5. 89.278D (Nixon)  
764, 770, AND 776 RHODE ISLAND STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4073 - Request for Discretionary Review of Building Permit Application Nos. 8909669, 8909670, and 8909671 proposing the construction of three, 4-story, 3 dwelling unit buildings on a vacant parcel of land in an RH-3 (House, Three-Family) district. The proposals are classified as Tier 2 for height and depth.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
6. 90.190D (Badiner)  
620 POST STREET, north side of Post Street between Jones and Taylor Streets, with frontage on Cosmo Place, Lot 7 in Assessor's Block 298 - Discretionary Review on a Demolition Permit for a Category IV Preservation Building damaged by the October 17, 1989 earthquake in the C-3-G (Downtown General) District, an 80-130F Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The building is an unreinforced masonry hotel structure. This case was previously advertised in error as a Permit to Demolish.  
(Continued from Regular Meeting of April 26, 1990)

NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.

7. 89.676CV (Miller)  
1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276 - Request for authorization of Conditional Use for a CHILD CARE FACILITY for up to 60 children (Kiddie Express) in an RC-4 (Residential-Commercial Combined, High Density) district. This project is also the subject of a request for an OFF-STREET PARKING VARIANCE (Case No. 89.676CV) to excuse the proposed facility from the two-space off-street parking requirement of the City Planning Code.
8. 89.676CV (Miller)  
1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276 in an RC-4 (Residential-Commercial Combined, High Density) district. OFF-STREET PARKING VARIANCE SOUGHT: The applicant seeks to establish a CHILD CARE FACILITY for up to 60 children with no off-street parking spaces when the City Planning Code would require two off-street parking spaces for this use. The proposed child care facility is also the subject of a request for Conditional Use authorization by the City Planning Commission (Case No. 89.676CV).
9. 89.684S (Miller)  
190 GRAYSTONE TERRACE, southwest side between Iron Alley and Pemberton Place, Lot 57 in Assessor's Block 2719-B - Review for consistency with the Master Plan of a Parcel Map for the subdivision of one lot into four lots in an RH-2 (House, Two-Family) district.  
NOTE: This is a Joint Hearing with the Department of Public Works.
10. 89.550D (Miller)  
1 BEACH STREET, southwest corner of Grant Avenue, Lot 1 in Assessor's Block 18 - Discretionary Review of Building Permit Application No. 8906947 to permit the installation of a roof-top SATELLITE DISH ANTENNA, 2.0 meters in diameter, for business data transmission (Blue Shield of California) in a C-2 (Community Business) district, a 40-X Height and Bulk District, and within the Northern Waterfront Special Use District No. 2.
11. 89.451D (Miller)  
2850 UNION STREET, south side between Lyon and Baker Streets, Lot 39 in Assessor's Block 948 - Discretionary Review of Building Permit Application Nos. 8812535 and 8903415 to permit the installation of a roof-top SATELLITE DISH ANTENNA, 4 feet in diameter, for home television reception in an RH-1 (House, One-Family) district and a 40-X Height and Bulk District.

Adjournment.



NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, May 15, 1990  
For further information call 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### MATTERS FOR FUTURE HEARINGS

845 JACKSON STREET (89.568I) (The Chinese Hospital Institutional Master Plan Update), Lot 41 in Assessor's Block 192 in a Chinatown Residential/Neighborhood Commercial District and a 65-N Height and Bulk District. The Department has received an update of the Chinese Hospital Institutional Master Plan. The document is available for public review at the Department's Zoning Information Counter. For further information call Glenda Skiffer at 558-6343.



SF  
C55  
#14  
5/10/90  
Addendum

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE

SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
MAY 10, 1990  
ROOM 282, CITY HALL  
2:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

2:00 P.M.

E. DIRECTOR'S REPORT

- 2a. Consideration of a Resolution endorsing the Memorandum of Understanding between the Mayor's Office and the National Park Service regarding planning the reuse of the Presidio.

F. REGULAR CALENDAR

- 4a. 90.016D (Berkowitz)  
51 LOPEZ AVENUE, southeast side between Pacheco Street and Castenada Avenue, Lot 28 in Assessor's Block 2858 - Request for Discretionary Review of Building Permit Application No. 8921028 for the CONSTRUCTION OF ONE-CAR GARAGE FOR A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of May 3, 1990)

CPC 495

DOCUMENTS DEPT.

MAY 15 1990

SAN FRANCISCO  
PUBLIC LIBRARY



5F.  
C55.50  
#1  
5/16/90

NOTICE OF THE MEETING AND AGENDA  
OF THE  
SAN FRANCISCO *= City Planning*  
LANDMARKS PRESERVATION ADVISORY BOARD  
May 16, 1990

★ **PLEASE NOTE NEW SITE LOCATION** ★

**STATE OFFICE BUILDING  
455 GOLDEN GATE AVENUE  
ROOM 1155**

DOCUMENTS DEPT.

MAY 16 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ARCHITECTURAL REVIEW COMMITTEE

12:00 P.M.

- CADILLAC HOTEL, 366-394 EDDY STREET, Landmark No. 176, new signage, preliminary review.
- CHINESE YMCA, 855 SACRAMENTO STREET WITHIN THE PROPOSED CHINATOWN HISTORIC DISTRICT, proposed new building, adjacent to the Chinatown YMCA, preliminary review.
- 551-559 PACIFIC AVENUE, WITHIN THE JACKSON SQUARE HISTORIC DISTRICT, exterior alterations to a compatible building.
- WELCH BUILDING, 244 CALIFORNIA STREET, Category II Significant Building, rehabilitation of an earthquake damaged cornice.

2:00 P.M. ROLL CALL

DEPARTMENTAL REVIEW

EARTHQUAKE MATTER

- WELCH BUILDING, 244 CALIFORNIA STREET, Category II Significant Building, rehabilitation of earthquake damaged cornice.

CERTIFICATE OF APPROPRIATENESS:

- SOUTHERN PACIFIC COMPANY HOSPITAL COMPLEX, 1400 FELL STREET, Landmark No. 192, amendment to a previously approved Certificate of Appropriateness to permit exterior freestanding light standards.

PERMIT TO ALTER

BELLEVUE APARTMENTS/HOTEL, 501 GEARY STREET, Category I Significant Building, exterior alterations.



LANDMARKS PRESERVATION ADVISORY BOARD  
NOTICE OF MEETING AND AGENDA  
MAY 16, 1990  
PAGE 2

Acting on the advice of the Zoning Administrator review for consistency of permit applications to City Planning Code Section 101.1 Priority Policy Number 7, regarding preservation of historic buildings.

- **HIGWAM THEATER, 2551-2557 MISSION STREET**, proposed demolition of an earthquake damaged building.
- **328-330 AND 352 AND 364-368 SHOTWELL STREET**, proposed demolition of earthquake and fire damaged buildings. **(Please note demolition permits have previously been authorized by the LPAB for 334-336, 340-342 AND 346-348 SHOTWELL STREET.)**

INFORMATION PRESENTATION

**HERITAGE INNER RICHMOND SURVEY**

STAFF REPORT  
MATTERS OF THE BOARD  
PRESIDENT'S REPORT  
PUBLIC COMMENT

VINCENT MARSH  
SECRETARY TO THE BOARD

(415) 558-6345

VFM:atm/736



SF  
255  
#14  
5/17/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

== NOTICE OF MEETING  
AND CALENDAR  
OF THE  
-- SAN FRANCISCO  
== CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
== MAY 17, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAY 14 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 88.643E (Bauman)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration on the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.  
(Continued from Regular Meeting of April 26, 1990)  
(Proposed for continuation to June 14, 1990)
2. 88.643M (Liebermann)  
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the Wharf area as an active working, commercial fishing port.  
(Continued from Regular Meeting of April 26, 1990)  
(Proposed for continuation to June 14, 1990)
3. 87.268E (Maltzer)  
POTRERO HILL SQUARE, 411 De Haro Street, between 17th and Mariposa Streets, Lots 4 (portion) and 6 in Assessor's Block 3980 - Appeal of Preliminary Negative Declaration for the proposed construction of a three-story, 83,000 gross square-foot commercial complex containing

- Item #87.268E (Cont) (Maltzer)  
office, showroom, retail and restaurant space, with basement and  
ground-level parking for 142 vehicles and two-truck loading spaces.  
(Continued from Regular Meeting of April 19, 1990)  
(Proposed for continuation to June 14, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

4. (Edelin)  
Consideration of a Resolution authorizing the Director of Planning to reallocate funds from the salary account to a non-salary account, in accordance with Controller requirements, for purposes of adjustments to meet expenditure needs. Request is to transfer up to \$5,000 to the Mayor's Office for community outreach for Census.
5. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. Consideration of the Cooperation Agreement between the Department of City Planning and the Redevelopment Agency.  
(Public Hearing Closed and Continued from Regular Meeting of May 3, 1990)
7. Consideration of a Resolution regarding the conformity to the Master Plan of the Park and Open Space Fund for 1990-1991 and a five-year plan for acquisition and development, renovation and maintenance.  
(Public Hearing Closed and Continued from Special Joint Meeting of May 10, 1990)
8. 89.699C (McDonald)  
159 SAGAMORE STREET, south side between Plymouth and Capitol Avenues, Lot 48 in Assessor's Block 7147 - Request for authorization of Conditional Use to permit the construction of a second single family dwelling on a lot having 7,669 square feet of area in an RH-1 (House, One-Family) district with a 40-X Height and Bulk designation.  
(Public Hearing Closed and Continued from Regular Meeting of May 3, 1990)



9. 89.621D (Nixon)  
20 BEAVER STREET, north side between Castro and Noe Streets, Lot 59 in Assessor's Block 3561 - Request for Discretionary Review of Building Permit Application No. 8919199 proposing the construction of a 3-story single family building at the front of a lot containing a 1-story single family building at the rear of the lot in an RH-2 (House, Two-Family) district. Demolition of an existing garage near the front of the lot will be required.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Special Meeting of April 16, 1990)
10. 90.003D (Nixon)  
650 - 40TH AVENUE, east side between Anza and Balboa Streets, Lot 34 in Assessor's Block 1582 - Request for Discretionary Review of Building Permit Application No. 8913506 proposing the construction of a 3-story single family building and a 1-story garage in the front setback in an RH-2 (House, Two-Family) district after demolition of an existing single family building without parking.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Special Meeting of April 16, 1990)  
NOTE: On April 16, 1990, the Commission passed a motion to take Discretionary Review by a vote of 4-0, Commissioners Boldridge, Engmann and Hu absent.
11. 90.074D (Nixon)  
101 BOSWORTH STREET, southwest corner of Marsilly Street, Lot 44 in Assessor's Block 6748 - Request for Discretionary Review of Building Permit Application NO. 8906027 proposing the elimination of one dwelling unit, legalization of a second dwelling unit and construction of a one-story garage at the rear of the existing building in an RH-2 (House, Two-Family) district. The proposal is classified as Tier 2 for depth and Tier 1 for height.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Special Meeting of May 7, 1990)

2:30 P.M.

F. REGULAR CALENDAR

12. 90.087E (Bauman)  
Draft Environmental Impact Report hearing on Amendments to the Residence Element of the Master Plan, including an assessment of housing need through 1995, new objectives dealing with seismic safety, affordability and homelessness, and update of programs related to housing.  
(Continued from Regular Meeting of May 3, 1990)

13. 90.087EM (Scott)  
RESIDENCE ELEMENT OF THE MASTER PLAN - DRAFT FOR CITIZEN REVIEW. The proposed revisions are an update of the Residence Element adopted in 1984; new information on housing and population is used where available; several new objectives related to seismic safety, affordability of housing and reduction of homelessness are added; the programs described in Part III of the Residence Element are reviewed and expanded; revised five-year goals for 3,400 units of new housing per year are set.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

Copies of the RESIDENCE ELEMENT DRAFT FOR CITIZEN REVIEW are available at the Department of City Planning and can be picked up without charge at 450 McAllister Street, 4th Floor, Room 403. Please call Lois Scott (558-6317) or Roger Herrera (558-6316) if you have any questions regarding this case.

(Continued from Regular Meeting of March 1, 1990)

5:30 P.M.

14. 89.663D (Blauvelt)  
236 DAY STREET, north side between Church and Sanchez Streets, Lot 15 in Assessor's Block 6632 - Request for Discretionary Review of Building Permit Application No. 8921717 to raise an existing single family dwelling not more than four (4) feet in order to put a garage accommodating one car and two bedrooms at the ground level of the existing house in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
15. 89.681D AND 90.126D (Blauvelt)  
1555 AND 1559 COLE STREET, southwest side between Carmel Street and the end of Cole Street, Lots 11 and 37 in Assessor's Block 1294 - Request for Discretionary Review of Building Permit Application Nos. 8912438 and 8912439 for the construction of two new two-story over garage single family dwellings on two currently vacant lots in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
16. (Passmore)  
CAROLINA STREET DESIGN GUIDELINES - Review and consideration of acceptance of Guidelines for the development of properties on Carolina Street in Assessor's Block 4096.

17. 89.402D (Blauvelt)  
770 CAROLINA STREET, west side between Southern Heights Avenue and  
20th Street, Lot 10 in Assessor's Block 4096 - Discretionary Review  
of Building Permit Application No. 8908430 for the CONSTRUCTION OF A  
NEW SINGLE FAMILY DWELLING in an RH-2 (House, Two-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of  
May 3, 1990)

Adjournment.

NOTE: The Earthquake Permit Review Committee will be meeting at  
10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street:  
Tuesday, May 22, 1990  
For further information call 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and  
reclassifications may be appealed to the Board of Supervisors within 30  
days. Call (415) 554-5184 for information. Commission actions on  
Discretionary Review may be appealed to the Board of Permit Appeals within  
15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for  
information. Zoning Administrator action on a Variance application may be  
appealed to the Board of Permit Appeals within 10 days of the issuance of  
the written decision.

NOTE: For information related to any of the above matters, please call  
Sharon Rogers, Administrative Secretary, City Planning Commission, at  
(415) 558-6414.



NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

SF  
C55  
#14  
5/24/90

== NOTICE OF MEETING  
AND CALENDAR  
OF THE  
- SAN FRANCISCO  
== CITY PLANNING COMMISSION  
REGULAR MEETING  
== THURSDAY  
MAY 24, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

MAY 24 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.588EP (Green)  
1444 LA PLAYA STREET, east side between Judah and Kirkham Streets, Lot 56 in Assessor's Block 1805 - Request for Coastal Development Permit to allow the construction of two, three-family residential buildings within an RM-1 (Mixed Residential, Low Density) district and San Francisco Local Coastal Zone Permit Area. The proposal is to demolish an existing single family building and to construct two separate, three-story residential buildings and individually each building containing three dwelling units with its required off-street parking. Lot 56 is also proposed for subdivision into two lots each with approximately 25 x 120 feet in size.  
(Proposed for continuation to May 31, 1990)
2. 89.201E (Dean)  
3490 CALIFORNIA STREET, northeast corner of Locust and California Streets, Lot 12 in Assessor's Block 1019 - Appeal of Preliminary Negative Declaration for a proposal to demolish the existing commercial building (restaurant) and to construct a four-story residential/commercial building over the three subgrade story parking garage. The proposed project would have 9,980 square feet of retail and 1,060 square feet of medical office uses on the first floor; 12,490 square feet of medical office uses and one residential unit on the second floor, ten residential units on the third floor and ten residential units on the fourth floor.  
(Continued from Regular Meeting of April 26, 1990)  
(Proposed for continuation to May 31, 1990)

3. 83.462CCCC (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, between Jones and Leavenworth Streets, Lots 19-24 in Assessor's Block 304 - Modification of Conditions of Approval and Disapproval contained in Motion Nos. 10033, 11068, and 11829 for a Mixed Use Residential/Commercial structure with rehabilitation of the Alcazar Theater (Islam Temple) in the North of Market Residential Special Use District and an 80-130T Height and Bulk District. The Alcazar Theater is designated City Landmark No. 195.  
(Continued from Regular Meeting of April 26, 1990)  
(Proposed for continuation to June 7, 1990)
4. 90.175ET (Nishimura)  
NEIGHBORHOOD COMMERCIAL DISTRICTS LOCATED CITY-WIDE - Board of Supervisors text amendment of City Planning Code Section 179(d)(1)(f)(1) to extend the filing date of applications for Conditional Use authorization and/or other necessary permits to legalize as a nonconforming use any use which was permitted as a principal use at the time the use was established, but for which the required permits had not been obtained, or which was permitted as a conditional use at the time the use was established, but for which the required authorization and permits had not been obtained. The extension of filing is proposed for another three years until April 12, 1993.  
(Proposed for continuation to June 21, 1990)
5. 89.121ETZ (Ghosh)  
RESIDENTIAL CONSERVATION REZONING STUDY - Hearing on the Proposal for Citizen Review of the Residential Conservation Rezoning Study (Study). The Study covers all residential (RH and RM) districts with a height limit of 40 feet or less and proposes reclassification to RH-2 for about 1,730 lots with single- and two-family buildings and to RH-1 for about 120 lots with single-family buildings currently in RH-3 and RM districts, prevents demolition of sound single-family buildings in RH-2 districts unless the second permitted replacement unit is limited to 600 square feet in size, does not limit the size of the second unit if the existing single-family unit is not demolished, redefines the building envelope of new construction and alteration by proposing new building depth and height limits, revises the off-street parking requirements for new development and alterations, revises procedures for notification of proposed projects, and includes provisions for exceptions.  
(Continued from Regular Meeting of May 3, 1990)  
(Proposed for continuation to June 14, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

6. Consideration of the Commission's forthcoming schedule, establishing regular and special meetings and workshops for Discretionary Review cases, Mission Bay, Residence Element, Residential Rezoning and other matters.
7. Consideration of actions taken by the University of California Board of Agents with regard to the Laurel Heights Campus.
8. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSEDF. REGULAR CALENDAR

9. 90.0828XC (Badiner)  
299 - 2ND STREET, northeast corner of Second and Folsom Streets, Lots 27, 29, and 35 in Assessor's Block 3736 - Request for Project Authorization for 260,000 gross square feet (gsf) of office space; Request for Section 309 determinations and exceptions (Downtown Plan Review); and Request for Authorization of Conditional Use for parking in excess of that allowed as an accessory use in the C-3-0(SD) (Downtown Office, Special Development) District and within a 200-S Height and Bulk District.

The project sponsor is seeking exceptions under Section 309 to the bulk requirements of Section 272; and 2) to exceed the wind standards of Section 148. The net addition of 225,000 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.

The project consists of a 239-foot tall, 16-story building with a plaza flanked by four-story pavilions fronting on Second Street. The entire project contains 260,000 gsf of office space, 18,105 gsf of retail space and 46,200 gsf of parking.

(Continued from Regular Meeting of April 19, 1990)

10. 88.729E (Felice)  
1547-1561 - 48TH AVENUE, west side between Kirkham and Lawton Streets, Lot 50 in Assessor's Block 1894 - Appeal of Preliminary Negative Declaration for the proposed project to demolish an existing one-story commercial building and to construct fifteen dwelling units in five buildings. Each building is two stories over garage and would contain three residential units with three enclosed parking spaces per building.

(Continued from Regular Meeting of May 10, 1990)



11. 88.729P (Gallagher)  
1547-1563 - 48TH AVENUE, west side between Kirkham and Lawton Streets  
- Application for a Coastal Zone Permit under City Planning Code  
Section 330 to construct five residential buildings with three units  
each after demolition of a skating rink.
12. 90.078C (Green)  
2367 MARKET STREET, south side between 17th and Noe Streets, Lot 25  
in Assessor's Block 3563 - Request for authorization of Conditional  
Use to modify a condition attached to Building Permit Application No.  
7805865 previously approved by the City Planning Commission under  
discretionary review (Resolution No. 8125) within the Upper Market  
Street Neighborhood Commercial District. The proposal is to  
physically separate an existing second floor bar from an existing  
ground floor full service restaurant, allowing access to the bar from  
Market Street and not through the restaurant as required by City  
Planning Commission Resolution No. 8125. The result of the proposed  
separation is the intensification of the existing second floor bar.  
(Continued from Regular Meeting of April 26, 1990)

---

NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.

---

13. 90.274D (Blauvelt)  
869 VERMONT STREET, east side between 20th and 22nd Streets, Lot 56  
in Assessor's Block 4093 - Request for Discretionary Review of  
Building Permit Application No. 8913144 to expand an existing  
one-story single family dwelling at the rear of the lot to a  
three-story over garage, two-family dwelling extending to the front  
property line in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
14. 90.076D (Nixon)  
2658 - 38TH AVENUE, east side between Vicente and Wawona Streets, Lot  
37 in Assessor's Block 2459 - Discretionary Review hearing of  
Building Permit Application No. 8909138 proposing a 16-foot deep,  
2-story rear addition on the existing 2-story single family  
building. The proposal is classified as Tier 2 for depth and Tier 1  
for height.

(Continued from Regular Meeting of May 7, 1990)

NOTE: On May 7, 1990, the Commission passed a motion to take  
Discretionary Review by a vote of 5-0, Commissioners Boldridge and  
Engmann absent.



15. 89.471D (Nixon)  
261 - 25TH AVENUE, west side between California and Lake Streets, Lot 10 in Assessor's Block 1385 - Discretionary Review hearing of Demolition Permit Application No. 8912527 proposing the demolition of the existing single family building and the construction of a 3-story duplex in an RH-2 (House, Two-Family) district.  
(Continued from Special Meeting of April 16, 1990)  
NOTE: On April 16, 1990, the Commission passed a motion to take Discretionary Review by a vote of 4-0.
16. 89.684S (Miller)  
190 GRAYSTONE TERRACE, southwest side between Iron Alley and Pemberton Place, Lot 57 in Assessor's Block 2719-B - Review for consistency with the Master Plan of a Parcel Map for the subdivision of one lot into four lots in an RH-2 (House, Two-Family) district.  
NOTE: This is a Joint Hearing with the Department of Public Works.  
(Continued from Regular Meeting of May 10, 1990)
17. 89.233ECU (McDonald)  
3-11 CLARENDON AVENUE, south side, west of Twin Peaks Boulevard and 38 Mountain Spring Avenue, north side, west of Twin Peaks Boulevard, Lot 60 in Assessor's Block 2706 - Request for Authorization of Conditional Use to permit the construction of a PLANNED UNIT DEVELOPMENT PROPOSING SIX SINGLE FAMILY DWELLINGS, each on a separate lot, to the subdivided from an existing lot having an area of 24,595 square feet and proposing exceptions from Planning Code requirements including the following: minimum lot area, minimum lot width, front setback depth, rear yard depth, side yard width, and garage door width in an RH-1(D) (House, One-Family, Detached Dwellings) district with a 40-X Height and Bulk designation.  
(Continued from Regular Meeting of April 19, 1990)
18. 89.233S (McDonald)  
3-11 CLARENDON AVENUE, south side, west of Twin Peaks Boulevard and 38 Mountain Spring Avenue, north side, west of Twin Peaks Boulevard, Lot 60 in Assessor's Block 2706 - Review for consistency with the Master Plan and Planning Code of a proposed 6-lot subdivision from an existing lot having an area of 24,595 square feet in an RH-1(D) (House, One-Family, Detached Dwellings) district with a 40-X Height and Bulk designation.  
(Continued from Regular Meeting of April 19, 1990)

**Adjournment.**

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, May 29, 1990  
For further information call 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF  
C55  
#14  
6/4/90  
Special

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
JUNE 4, 1990  
ROOM 282, CITY HALL  
6:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

6:00 P.M.

A. SPECIAL CALENDAR

1. WORKSHOP ON MISSION BAY

(Bash)

1. Workshop - Caltrans

Presentations/Panelists

The speakers will include but not be limited to:

Doug Wright, Deputy Mayor for Transportation and Infrastructure  
Jim Gallagher, Peninsula Commute Service Joint Powers Board  
Jarrett Walker, Peninsula 2000  
Jim Augustino, Santa Fe Pacific Realty

Adjournment.

CPC 501

DOCUMENTS DEPT.

JUN 7 1990

SAN FRANCISCO  
PUBLIC LIBRARY



NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
THURSDAY  
JUNE 7, 1990  
ROOM 282, CITY HALL  
12:00 NOON

DOCUMENTS DEPT.

JUN 4 - 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

12:00 NOON

A. SPECIAL CALENDAR

1. 90.087EM (Scott)  
RESIDENCE ELEMENT OF THE MASTER PLAN - DRAFT FOR CITIZEN REVIEW -  
WORKSHOP AND CONTINUED PUBLIC HEARING. TODAY'S TOPIC IS: THE  
REALITIES OF AFFORDABLE HOUSING. Workshop panel may include speakers  
from the Non-Profit, Private, and Public Sectors. Public comment  
will be heard after the panel presentations. Other workshops will be  
on June 14 and June 28, 1990.

Copies of the RESIDENCE ELEMENT DRAFT FOR CITIZEN REVIEW are  
available at the Department of City Planning and can be picked up  
without charge at 450 McAllister Street, 4th Floor, Room 403. Please  
call Lois Scott (558-6317) or Roger Herrera (558-6316) if you have  
any questions regarding this case or the schedule.  
(Continued from Regular Meeting of May 31, 1990)

NOTE: THIS MEETING WILL END PROMPTLY AT 1:45 P.M.

Adjournment.

CPC 502



5F  
55  
14  
7/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
✓ SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 7, 1990  
ROOM 282, CITY HALL  
2:00 P.M.

DOCUMENTS DEPT.

JUN 4 - 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

2:00 P.M.

A. ITEMS TO BE CONTINUED

1. 83.462CCCC (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, between Jones and Leavenworth Streets, Lots 19-24 in Assessor's Block 304 - Modification of Conditions of Approval and Disapproval contained in Motion Nos. 10033, 11068, and 11829 for a Mixed Use Residential/Commercial structure with rehabilitation of the Alcazar Theater (Islam Temple) in the North of Market Residential Special Use District and an 80-130T Height and Bulk District. The Alcazar Theater is designated City Landmark No. 195.  
(Continued from Regular Meeting of May 24, 1990)  
(Proposed for continuation to June 21, 1990)
2. 90.190D (Badiner)  
620 POST STREET, north side of Post Street between Jones and Taylor Streets, with frontage on Cosmo Place, Lot 7 in Assessor's Block 298 - Discretionary Review on a Demolition Permit for a Category IV Preservation Building damaged by the October 17, 1989 earthquake in the C-3-G (Downtown General Commercial) district, an 80-130F Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The building is an unreinforced masonry hotel structure. This case was previously advertised in error as a Permit to Demolish.  
(Continued from Regular Meeting of May 10, 1990)  
(Proposed for continuation to June 14, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each

B. PUBLIC COMMENT (Cont)

member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. HASTINGS LITIGATION STATUS. (Macris)
4. STATUS OF AB 1999 - Review of legislation proposing a local role in the University of California development projects. (Sahm)
5. Consideration of a Resolution to extend the current professional services contracts with Rutherford and Chekene and with Recht Hausrath and Associates to June 30, 1991. (Edelin)
6. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

3:00 P.M.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

7. 90.082BXC (Badiner)  
299 - 2ND STREET, northeast corner of Second and Folsom Streets, Lots 27, 29, and 35 in Assessor's Block 3736 - Request for Project Authorization for 260,000 gross square feet (gsf) of office space; Request for Section 309 determinations and exceptions (Downtown Plan Review); and Request for Authorization of Conditional Use for parking in excess of that allowed as an accessory use in the C-3-0(SD) (Downtown Office, Special Development) District and within a 200-S Height and Bulk District.

The project sponsor is seeking exceptions under Section 309 to the bulk requirements of Section 272; and 2) to exceed the wind standards of Section 148. The net addition of 225,000 gsf of office space would be subject to the Housing Requirements of City Planning Code Section 313 and the Child Care Requirements of City Planning Code Section 314.

The project consists of a 239-foot tall, 16-story building with a plaza flanked by four-story pavilions fronting on Second Street. The



## Item #90.082BXC (Cont)

entire project contains 260,000 gsf of office space, 18,105 gsf of retail space and 46,200 gsf of parking.

(Public Hearing Closed and Continued from Regular Meeting of

May 24, 1990)

NOTE: On May 24, 1990, the Commission passed a motion of intent to approve the request by a vote of 7-0.

Final language on June 7, 1990.

8. 89.233ECU (McDonald)  
3-11 CLARENDON AVENUE, south side, west of Twin Peaks Boulevard and 38 Mountain Spring Avenue, north side, west of Twin Peaks Boulevard, Lot 60 in Assessor's Block 2706 - Request for Authorization of Conditional Use to permit the construction of a PLANNED UNIT DEVELOPMENT PROPOSING SIX SINGLE FAMILY DWELLINGS, each on a separate lot, to be subdivided from an existing lot having an area of 24,595 square feet and proposing exceptions from Planning Code requirements including the following: minimum lot area, minimum lot width, front setback depth, rear yard depth, side yard width, and garage door width in an RH-1(D) (House, One-Family, Detached Dwellings) district with a 40-X Height and Bulk designation.  
(Public Hearing Closed and Continued from Regular Meeting of May 24, 1990)  
NOTE: On May 24, 1990, the Commission passed a motion of intent to approve the request with conditions by a vote of 7-0.  
Final language on June 7, 1990.
9. 89.233S (McDonald)  
3-11 CLARENDON AVENUE, south side, west of Twin Peaks Boulevard and 38 Mountain Spring Avenue, north side, west of Twin Peaks Boulevard, Lot 60 in Assessor's Block 2706 - Review for consistency with the Master Plan and Planning Code of a proposed 6-lot subdivision from an existing lot having an area of 24,595 square feet in an RH-1(D) (House, One-Family, Detached Dwellings) district with a 40-X Height and Bulk designation.  
(Public Hearing Closed and Continued from Regular Meeting of May 24, 1990)  
NOTE: On May 24, 1990, the Commission passed a motion of intent to approve the request with conditions by a vote of 7-0.  
Final language on June 7, 1990.
10. 89.278D (Nixon)  
764, 770, AND 776 RHODE ISLAND STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4073 - Request for Discretionary Review of Building Permit Application Nos. 8909669, 8909670, and 8909671 proposing the construction of three, 4-story, 3 dwelling unit buildings on a vacant parcel of land in an RH-3

## Item #89.278D (Cont)

(House, Three-Family) district. The proposals are classified as Tier 2 for height and depth.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Public Hearing Closed and Continued from Regular Meeting of May 10, 1990)

NOTE: On May 10, 1990, the Commission passed a motion of intent to take Discretionary Review by a vote of 7-0.

Final action on June 7, 1990.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

4:00 P.M.

F. REGULAR CALENDAR

11. 88.378EC (Green)  
2545 NORIEGA STREET, southeast corner of 32nd Avenue, Lot 1 in Assessor's Block 2069 - Request for authorization of Conditional Use to modify a project previously authorized per City Planning Commission Motion No. 11672 for alteration of an existing building on a lot in excess of 10,000 square feet and to create one commercial tenant space in excess of 4,000 square feet in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to modify the previously approved project by expanding one ground floor commercial tenant space from a total gross floor area of approximately 5,883 square feet to approximately 8,227 square feet (customer floor area of approximately 5,552 square feet and 2,675 square feet of storage area) on a lot approximately 13,392 square feet in size. The project was originally approved by the Commission on June 1, 1989 as a building with four ground floor commercial spaces (one of which was 5,883 square feet), second floor offices, and an off-street loading dock.  
(Continued from Regular Meeting of May 10, 1990)
12. 88.319S (McDonald)  
3874 - 18TH STREET, north side and 283 Dorland Street, south side, being a through lot fronting on both 18th and Dorland Streets between Church and Sanchez Streets, Lot 24 in Assessor's Block 3580 - Review for consistency with the Master Plan and the Planning Code of a proposed five lot subdivision in an RM-1 (Mixed Residential, Low Density) district with a 40-X Height and Bulk designation.  
NOTE: This is a Joint Hearing with the Department of Public Works.

13. 90.023D (Nixon)  
169 TWIN PEAKS BOULEVARD, southwest corner of Graystone Terrace, Lot 34 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921469 for the construction of a 3-story, single family building on a vacant lot in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
14. 90.022D (Nixon)  
173 TWIN PEAKS BOULEVARD, southeast corner of Crown Terrace, Lot 32 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921472 for the construction of a 4-story, single family building on a vacant lot in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
15. 89.543L (Marsh)  
BUENA VISTA NORTH HISTORIC DISTRICT, area generally bounded by Divisadero Street to the east, Masonic Avenue to the west, Haight Street to the south and Oak Street to the north; the subject Historic District includes all or portions thereof of the following Assessor's Blocks 1215, 1218, 1219, 1220, 1221, 1222, 1233, 1234, 1235, 1236, 1237, 1240, and 1241 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider the designation of a Buena Vista North Historic District pursuant to Article 10 of the City Planning Code.

## Adjournment.

NOTE: The Earthquake Permit Review Committee will may be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, June 12, 1990  
For further information call 554-8777.

NOTE: ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SPECIAL WORKSHOPS AND STUDY SESSIONS

The following Workshops will be held during June and July 1990:

Mission Bay: June 18 and 28, 1990

Housing Element: June 14 and 28, 1990

Residential Rezoning Study: June 21, July 5, 12, and 19, 1990

Location and time to be announced.

SF  
255  
14  
/11/90  
SPECIAL

DOCUMENTS DEPT.

JUN 11 1990

SAN FRANCISCO  
PUBLIC LIBRARY

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
JUNE 11, 1990  
450 McALLISTER STREET, ROOM 605  
4:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

4:00 P.M.

A. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. SPECIAL CALENDAR

1. 90.106D (Nixon)  
2 BERKSHIRE WAY, northwest corner of Berkshire Way and Country Club Drive, Lot 18 in Assessor's Block 7273 - Request for Discretionary Review of Building Permit Application No. 8923109-S proposing a one-story addition to the existing split level single family building in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
2. 89.446U (Nixon)  
200 BLOCK OF TINGLEY STREET, southwest corner of San Jose Avenue, Lot 48 in Assessor's Block 6781 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Application No. 89.446U proposing the construction of a 3-story single family building on a vacant lot in an RH-1 (House, One-Family) district. The proposal is classified as Tier 3 as the rear of the building, beyond 67 feet from the front property line, exceeds 2-stories and is closer than 5 feet to the southeast side property line.  
(Continued from Special Meeting of May 7, 1990)
3. 90.075D (Nixon)  
313 EUREKA STREET, east side between 20th and 21st Streets, Lot 34 in Assessor's Block 2750 - Request for Discretionary Review of Building Permit Application No. 8918293 proposing the addition of one story (238 square-foot mezzanine room) to the existing 3-story duplex in an

## Item #90.075D (Cont)

RH-2 (House, Two-Family) district. The proposal is classified as Tier 2 for height and Tier 1 for depth.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

(Continued from Special Meeting of May 7, 1990)

4. 90.111D (Nixon)  
4264 - 26TH STREET, north side between Castro and Diamond Streets, Lot 21 in Assessor's Block 6555 - Request for Discretionary Review of Building Permit Application No. 9001632 proposing the enlargement of an existing top story rear deck and the construction of a new mid-level rear deck on the existing single family building in an RH-1 (House, One-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
5. 90.110D (Nixon)  
22 ALADDIN TERRACE, north side between Filbert and Union Streets, Lot 25 in Assessor's Block 100 - Request for Discretionary Review of Building Permit Application No. 9001751 proposing a 4-story rear addition to the existing 4-story, two-family building. The Zoning Administrator approved the addition under Variance Case No. 88.787V on July 28, 1989. The property is zoned RH-2 (House, Two-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
6. 90.097D (Blauvelt)  
842 PERU AVENUE, west side between Avalon and Burrows Streets, Lot 7 in Assessor's Block 5963 - Request for Discretionary Review of Building Permit Application No. 8906255 to construct a new two-story over garage, single family dwelling, after the demolition of an existing one-story over garage, single family dwelling in an RH-1 (House, One-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
7. 90.186D (Blauvelt)  
132 PERSIA AVENUE, southwest side between London and Paris Streets, Lot 44 in Assessor's Block 6085 - Request for Discretionary Review of Building Permit Application No. 8912923 for the construction of a new two-story over garage, single family dwelling with two parking spaces, after the demolition of an abandoned one-story, single family dwelling in an RH-1 (House, One-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
8. 90.167U (Blauvelt)  
2730 VALLEJO STREET, north side between Broderick and Divisadero Streets, Lot 3 in Assessor's Block 954 - Consideration of a request for a Tier 3 exception under the Neighborhood Conservation Interim

## Item #90.167U (Cont)

Controls for Building Permit Application No. 8925531 for the construction of a 12 foot 9 inch deep addition at the rear of all three occupied floors of an existing single family dwelling. The proposed project exceeds the Tier 2 depth limits. The lot is in an RH-1(D) (House, One-Family, Detached Dwellings) district.

## Adjournment.

NOTE: The Earthquake Permit Review Committee will NOT be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, June 19, 1990  
For further information call 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF FUTURE SPECIAL MEETINGS

Monday Special Meetings are scheduled for:

June 18	- Mission Bay - 6:00 p.m.	
June 25	- Discretionary Review, Tier 3 Cases	- 4:00 p.m.
July 9	- Discretionary Review, Tier 3 Cases	- 4:00 p.m.
July 23	- Discretionary Review, Tier 3 Cases	- 4:00 p.m.
August 13	- Discretionary Review, Tier 3 Cases	- 4:00 p.m.
August 27	- Discretionary Review, Tier 3 Cases	- 4:00 p.m.

They will be held in Room 2-C, located in the Basement of City Hall.







NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
THURSDAY  
JUNE 14, 1990  
ROOM 282, CITY HALL  
12:00 NOON

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

12:00 NOON

A. SPECIAL CALENDAR

1. 90.087EM (Scott)  
RESIDENCE ELEMENT OF THE MASTER PLAN - DRAFT FOR CITIZEN REVIEW -  
WORKSHOP AND CONTINUED PUBLIC HEARING. TODAY'S TOPIC IS: CITY-WIDE  
HOUSING/JOBS BALANCE. Workshop panel will include speakers. Public  
comment will be heard after the panel presentations. A final  
workshop on the element will be on June 28, 1990.

Copies of the RESIDENCE ELEMENT DRAFT FOR CITIZEN REVIEW are  
available at the Department of City Planning and can be picked up  
without charge at 450 McAllister Street, 4th Floor, Room 403. Please  
call Lois Scott (558-6317) or Roger Herrera (558-6316) if you have  
any questions regarding this case or the schedule.  
(Continued from Regular Meeting of May 31, 1990)

NOTE: THIS MEETING WILL END PROMPTLY AT 1:45 P.M.

Adjournment.

CPC 506

DOCUMENTS DEPT.

JUN 12 1990

SAN FRANCISCO  
PUBLIC LIBRARY



SF  
55  
14  
19/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 14, 1990  
ROOM 282, CITY HALL  
2:00 P.M.

DOCUMENTS DEPT.

JUN 11 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

2:00 P.M.

A. ITEMS TO BE CONTINUED

1. 88.643E (Bauman)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration on the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.  
(Continued from Regular Meeting of May 17, 1990)  
(Proposed for continuation to July 12, 1990)
2. 88.643M (Liebermann)  
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the Wharf area as an active working, commercial fishing port.  
(Continued from Regular Meeting of May 17, 1990)  
(Proposed for continuation to July 12, 1990)
3. 89.657C (Badiner)  
1901 VAN NESS AVENUE, west side between Washington and Jackson Streets, Lots 1, 126, and 127 in Assessor's Block 599 - Request for authorization of Conditional Use as a PLANNED UNIT DEVELOPMENT (PUD) for a new residential structure over 40 feet in height, for exceptions to the bulk limits, for non-accessory parking, for exceptions to the unit exposure requirement, for demolition of an

## Item #89.657C (Cont)

existing building classified as a tourist hotel but built as a residential structure, requiring a rear yard modification, for a project containing approximately 164 condominium units, 272 parking spaces, 6,000 square feet of ground floor retail, for property located in the Van Ness Avenue Special Use District and an 80-D Height and Bulk District.

(Proposed for continuation to June 28, 1990)

4. 87.268E (Maltzer)  
POTRERO HILL SQUARE, 411 De Haro Street, between 17th and Mariposa Streets, Lots 4 (portion) and 6 in Assessor's Block 3980 - Appeal of Preliminary Negative Declaration for the proposed construction of a three-story, 83,000 gross square-foot commercial complex containing office, showroom, retail and restaurant space, with basement and ground-level parking for 142 vehicles and two-truck loading spaces.  
(Continued from Regular Meeting of May 17, 1990)  
(Proposed for continuation to July 12, 1990)
5. 89.463EC (Green)  
3201 CALIFORNIA STREET, southwest corner of Presidio Avenue, Lot 2 in Assessor's Block 1032 - Request for authorization of Conditional Use to develop a site over 10,000 square feet in size within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to construct a four-story over basement, mixed use building containing 49 basement parking spaces, approximately 12,000 square feet of ground level retail floor area, and a total of twenty (20) dwelling units on three floors above on a lot approximately 16,064 square feet in size. The project also requires a request to modify the required rear yard.  
(Continued from Regular Meeting of May 3, 1990)  
(Proposed for continuation to June 21, 1990)
6. 89.436V (Green)  
3201 CALIFORNIA STREET, southwest corner of Presidio Avenue, Lot 2 in Assessor's Block 1032 within an NC-2 (Small-Scale Neighborhood Commercial) district.

REAR YARD MODIFICATION SOUGHT: The proposal is to construct a four-story over basement, mixed use building containing 49 basement parking spaces, ground floor commercial space and a total of 20 dwelling units on three floors above on a lot area of approximately 16,094 square feet. The required rear yard in the NC-2 district is 25 percent of the lot depth located at the second story and above (and at all residential levels). The required rear yard entirely along the southerly property line (an irregular-shape lot so that the required rear yard line would be opposite the intersection of Presidio Avenue and California Street) is 26 feet (from the rear property line). The project proposes to provide a rear yard area of 5 to 15 feet from the rear property line and a courtyard type open space at the fourth floor approximately 55 feet by 37 feet (or 2,035

## Item #89.436V (Cont)

square feet). The total square footage required as an open rear yard is approximately 4,023 square feet. The project provides a total open area of approximately 5,242 square feet.

(Continued from Regular Meeting of May 3, 1990)

(Proposed for continuation to June 21, 1990)

7. 90.091CK (McDonald)  
414 TURK STREET, northwest corner of Hyde Street, Lot 3 in Assessor's Block 336 - Request for authorization of Conditional Use to permit the construction of a 24-unit residential building with 2,432 square feet of commercial space exceeding 40 feet in height on a lot having 4,726 square feet of area in the North of Market Residential Special Use District in an RC-4 (Residential-Commercial Combined, High Density) district with an 80-T Height and Bulk designation.  
(Proposed for continuation to June 21, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

8. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

9. Other

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

10. 89.233ECU (McDonald)  
3-11 CLARENDON AVENUE, south side, west of Twin Peaks Boulevard and 38 Mountain Spring Avenue, north side, west of Twin Peaks Boulevard, Lot 60 in Assessor's Block 2706 - Request for Authorization of Conditional Use to permit the construction of a PLANNED UNIT DEVELOPMENT PROPOSING SIX SINGLE FAMILY DWELLINGS, each on a separate lot, to be subdivided from an existing lot having an area of 24,595 square feet and proposing exceptions from Planning Code requirements including the following: minimum lot area, minimum lot width, front setback depth, rear yard depth, side yard width, and garage door width in an RH-1(D) (House, One-Family, Detached Dwellings) district with a 40-X Height and Bulk designation.

(Public Hearing Closed and Continued from Regular Meeting of June 7, 1990)

NOTE: On May 24, 1990, the Commission passed a motion of intent to approve the request with conditions by a vote of 7-0.

11. 89.233S (McDonald)  
3-11 CLARENDON AVENUE, south side, west of Twin Peaks Boulevard and 38 Mountain Spring Avenue, north side, west of Twin Peaks Boulevard, Lot 60 in Assessor's Block 2706 - Review for consistency with the Master Plan and Planning Code of a proposed 6-lot subdivision from an existing lot having an area of 24,595 square feet in an RH-1(D) (House, One-Family, Detached Dwellings) district with a 40-X Height and Bulk designation.  
(Public Hearing Closed and Continued from Regular Meeting of June 7, 1990)  
NOTE: On May 24, 1990, the Commission passed a motion of intent to approve the request with conditions by a vote of 7-0.
12. 89.201D (Green)  
3490 CALIFORNIA STREET, northeast corner of Locust Street, Lot 12 in Assessor's Block 1019 - Request for Discretionary Review of Building Permit Application No. 8908272 for the construction of a four-story over basement mixed use building containing a total of eighteen (18) dwelling units, street level retail floor area, second story office area and a total of 91 off-street parking spaces within three basement levels. The total lot area is approximately 14,712 square feet and the site is designated NC-S (Neighborhood Shopping Center) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Regular Meeting of May 31, 1990)  
NOTE: On May 31, 1990, the Commission passed a motion to approve the request with conditions by a vote of 4-2, Commissioners Bierman and Karasick dissenting.
13. 90.068P (Green)  
4624 IRVING STREET, north side between 47th and 48th Avenues, Lot 21 in Assessor's Block 1703 - Request for Coastal Development Permit to allow the construction of a three-story, two-unit residential building within an RH-2 (House, Two-Family) district. The proposal is to demolish an existing one-story building used as storage to construct the proposed three-story, two-unit building on a lot approximately 2,500 square feet in size.  
(Public Hearing Closed and Continued from Regular Meeting of May 31, 1990)  
NOTE: On May 31, 1990, the Commission passed a motion of intent to approve the request with modified language by a vote of 5-0, Commissioner Bierman absent.

3:00 P.M.

F. REGULAR CALENDAR

14. 90.333E (Sahm)  
HASTINGS LAW SCHOOL - A hearing to receive public comment on the proposed negative declaration issued by Hastings Law School to place a parking lot on property owned by the school at 333-363 Golden Gate



## Item #90.333E (Cont)

Avenue at Larkin Street. Copies of the negative declaration are available at the Department's offices, 450 McAllister Street, 5th Floor.

15.

(Shotland)

CHINATOWN OPEN SPACE FUND AMENDMENTS - Public hearing on the proposed amendments to Section 10.203 of the Administrative Code which established the Chinatown Open Space Fund. The proposed amendments would add and delete text and would change the permitted use of the fund, require annual reporting of the fund, and require that interest earned on the fund accrue to the fund.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

4:00 P.M.

16. 90.015D

(Blauvelt)

871 WISCONSIN STREET, east side between Madera and 22nd Streets, Lot 60 in Assessor's Block 4162 - Request for Discretionary Review of Building Permit Application No. 8916484 to add a third story to the top of an existing two-story, single family dwelling in an RH-2 (House, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

17. 90.121C

(Green)

2128 MARKET STREET, north side between Church (at 14th Street intersection) and Sanchez Streets, Lot 6 in Assessor's Block 3542 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT as defined by Section 790.91 of the City Planning Code within the Upper Market Street Neighborhood Commercial District. The proposal is to install a self-service bakery and sandwich shop on the ground floor of an existing three-story building. The establishment will contain approximately 16 seats within approximately 987 square feet of floor area.

18. 90.195C

(Green)

2495 CALIFORNIA STREET, southeast corner of Steiner and California Streets, Lot 19-A in Assessor's Block 654 - Request for authorization of Conditional Use to develop a lot in excess of 5,000 square feet in size within the Upper Fillmore Street Neighborhood Commercial District. The proposal is to demolish an existing automobile service station and to construct a four-story over basement mixed use building containing 18 basement parking spaces, approximately 4,995 square feet of street level commercial floor area, and 15 dwelling units on three floors above on a lot approximately 9,000 square feet in size. The project also includes a request to modify the required rear yard.

19. 90.195V (Green)  
2495 CALIFORNIA STREET, southwest corner of Steiner and California Streets, Lot 19-A in Assessor's Block 654 within the Upper Fillmore Street Neighborhood Commercial District.

REAR YARD VARIANCE AND MODIFICATION SOUGHT: The proposal is to construct a four-story over basement mixed use building on a lot approximately 9,000 square feet in size. The required rear yard in the Upper Fillmore district is 25 percent of the lot depth located at the second story and above and at all residential levels. The project includes a dwelling unit located at the ground level and therefore requires a rear yard of approximately 25 feet at this level along the easterly property line (opposite Steiner Street frontage). The project proposes an open rear yard at the second story and zero open space at the ground level.

Also, the project sponsor proposes to modify the required rear yard by providing an open area 44 feet by 54 feet (2,376 square feet in size) on the second floor at the southeast corner of Lot 19-A. The required rear yard located entirely along the east property line (opposite Steiner Street and adjacent to California Street) would be 25 feet by 90 feet (2,250 square feet in size).

20. 90.155D (Nishimura)  
1075 VALENCIA STREET, Lot 15 in Assessor's Block 3616 - Request for Discretionary Review of Building Permit Application No. 9002531 for the proposed construction of a spiral staircase in order to merge two dwelling units into one dwelling unit located in the Valencia Street Neighborhood Commercial District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

21. 90.113C (Nishimura)  
1298 OCEAN AVENUE, northeast corner of Plymouth Avenue, Lot 17 in Assessor's Block 3199 - Request for authorization of Conditional Use to establish an Automotive Repair use (Planning Code Section 711.59) entirely within a new building with a total floor area in excess of 4,000 square feet (Planning Code Section 711.11) on a lot in excess of 10,000 square feet (Planning Code Section 711.21) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building, and to construct a new building with a total floor area of approximately 8,086 square feet entirely devoted to Automotive Repair (Planning Code Section 790.15) on a lot approximately 10,726 square feet in size.

Adjournment.

NOTE: The Earthquake Permit Review Committee will NOT be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, June 19, 1990  
For further information call 554-8777.



NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### SPECIAL WORKSHOPS AND STUDY SESSIONS

The following Workshops will be held during June and July 1990:

Mission Bay	June 18 and 28, 1990
Housing Element	June 14 and 28, 1990
Residential Rezoning Study	

There will be a series of public hearings/workshops on the Study. The Commission intends to focus these hearings on particular areas of the Study. The schedule for these hearings is:

Demolition and Density	June 21, 1990
Building Size (Height and Depth)	July 5, 1990
Parking and Procedures	July 12, 1990
General Review	July 19, 1990

The hearings will start before the regularly scheduled Thursday City Planning Commission meeting and will last for 1 hr. and 45 mins. Staff will outline the scheduled topic as described in the Study. Five or six speakers invited by the Commission, will first testify. Following these speakers, the general public will testify. Speakers are encouraged to submit written testimony and highlight it in no more than three minutes of oral testimony. Staff may be contacted for information available to assist in the testimony. Please call 558-6264 to arrange this at least one week ahead. If there are more speakers than time would permit, their testimony will be continued to the July 19, 1990 hearing.

There will be additional hearings as necessary before the Commission takes final action on the residential controls.

NOTE: The Appendix to the Study, showing the proposed height, depth and density on maps for individual properties, is now available for distribution at 450 McAllister Street, 4th Floor, Room 403.

Location of meetings and times to be announced.



SF  
C55  
#14  
6/18/90  
peacul

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
JUNE 18, 1990

NOTE DIFFERENT LOCATION: ROOM 2-C, CITY HALL BASEMENT  
6:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

6:00 P.M.

A. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. SPECIAL CALENDAR

1. 86.505EW  
WORKSHOP ON MISSION BAY

1. Housing and Housing/Jobs Balance.
2. Economic Development, Job Training and Affirmative Action.

2. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - The proposed project includes 8,000 housing units; 4.8 million SF "back" office; 15 acres of community, cultural and other public facilities; 900,000 SF commercial/industrial; 735,000 SF retail; 500-room hotel; 68.8 acres of publicly-accessible open space and parks; and MUNI Metro storage/maintenance facilities.

(Continued from Regular Meeting of May 3, 1990)  
NOTE: THIS IS AN INFORMATIONAL WORKSHOP.

Adjournment.

NOTE: The Earthquake Permit Review Committee will NOT be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, June 19, 1990  
For further information call 554-8777.



NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
THURSDAY  
JUNE 21, 1990  
ROOM 282, CITY HALL  
12:00 NOON

DOCUMENTS DEPT.

JUN 1 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

12:00 NOON

A. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. SPECIAL STUDY SESSION

1. 89.121ETZ (Ghosh)  
RESIDENTIAL CONSERVATION REZONING STUDY - Hearing on the Proposal for  
Citizen Review of the Residential Conservation Rezoning Study  
(Study). The Study covers all residential (RH and RM) districts with  
a height limit of 40 feet or less and proposes reclassification to  
RH-2 for about 1,730 lots with single- and two-family buildings and  
to RH-1 for about 120 lots with single-family buildings currently in  
RH-3 and RM districts, prevents demolition of sound single-family  
buildings in RH-2 districts unless the second permitted replacement  
unit is limited to 600 square feet in size, does not limit the size  
of the second unit if the existing single-family unit is not  
demolished, redefines the building envelope of new construction and  
alteration by proposing new building depth and height limits, revises  
the off-street parking requirements for new development and  
alterations, revises procedures for notification of proposed  
projects, and includes provisions for exceptions.  
(Continued from Regular Meeting of May 24, 1990)

Adjournment.

SPECIAL WORKSHOPS AND STUDY SESSIONS

The following Workshops will be held during June and July 1990:

Mission Bay  
Housing Element  
Residential Rezoning Study:

June 28, 1990  
June 28, 1990

There will be a series of public hearings/workshops on the Study. The Commission intends to focus these hearings on particular areas of the Study. The schedule for these hearings is:

Demolition and Density	June 21, 1990
Building Size (Height and Depth)	July 5, 1990
Parking and Procedures	July 12, 1990
General Review	July 19, 1990

The hearings will start before the regularly scheduled Thursday City Planning Commission meeting and will last for 1 hr. and 45 mins. Staff will outline the scheduled topic as described in the Study. Five or six speakers invited by the Commission, will first testify. Following these speakers, the general public will testify. Speakers are encouraged to submit written testimony and highlight it in no more than three minutes of oral testimony. Staff may be contacted for information available to assist in the testimony. Please call 558-6264 to arrange this at least one week ahead. If there are more speakers than time would permit, their testimony will be continued to the July 19, 1990 hearing.

There will be additional hearings as necessary before the Commission takes final action on the residential controls.

NOTE: The Appendix to the Study, showing the proposed height, depth and density on maps for individual properties, is now available for distribution at 450 McAllister Street, 4th Floor, Room 403.

Location of meetings and times to be announced.

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 21, 1990  
ROOM 282, CITY HALL  
2:00 P.M.

DOCUMENTS DEPT.

JUN 18 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

2:00 P.M.

A. ITEMS TO BE CONTINUED

1. 83.462CCCC (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, between Jones and Leavenworth Streets, Lots 19-24 in Assessor's Block 304 - Modification of Conditions of Approval and Disapproval contained in Motion Nos. 10033, 11068, and 11829 for a Mixed Use Residential/Commercial structure with rehabilitation of the Alcazar Theater (Islam Temple) in the North of Market Residential Special Use District and an 80-130T Height and Bulk District. The Alcazar Theater is designated City Landmark No. 195.  
(Continued from Regular Meeting of June 7, 1990)  
(Proposed for continuation to July 12, 1990)
2. 89.619C (Green)  
198 VALENCIA STREET, northwest corner of Duboce Avenue, Lot 108 in Assessor's Block 3502 - Request for authorization of Conditional Use to establish an Automotive Repair Garage and Automotive Wash within a C-M (Heavy Commercial) District. The proposal is to construct an automotive repair facility performing minor repairs, including oil changing and lubrication jobs and an enclosed automatic recycling car wash on a lot approximately 9,000 square feet in size.  
(Proposed for continuation to June 28, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. 86.674C (Blazej)  
UNDERWATER WORLD AT PIER 39 - Informational presentation of design refinements made pursuant to City Planning Commission Motion No. 11726.
4. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

E. CONSIDERATIONS OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 89.278D (Nixon)  
764, 770, AND 776 RHODE ISLAND STREET, west side between 19th and 20th Streets, Lot 9 in Assessor's Block 4073 - Request for Discretionary Review of Building Permit Application Nos. 8909669, 8909670, and 8909671 proposing the construction of three, 4-story, 3 dwelling unit buildings on a vacant parcel of land in an RH-3 (House, Three-Family) district. The proposals are classified as Tier 2 for height and depth.
- a) Consideration of Discretionary Review
- b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Regular Meeting of June 7, 1990)
- NOTE: On May 10, 1990, the Commission passed a motion of intent to take Discretionary Review by a vote of 7-0.

3:00 P.M.F. REGULAR CALENDAR

6. 90.023D (Nixon)  
169 TWIN PEAKS BOULEVARD, southwest corner of Graystone Terrace, Lot 34 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921469 for the construction of a 3-story, single family building on a vacant lot in an RH-1 (House, One-Family) district.
- a) Consideration of Discretionary Review
- b) Discretionary Review hearing  
(Continued from Regular Meeting of June 7, 1990)
7. 90.022D (Nixon)  
173 TWIN PEAKS BOULEVARD, southeast corner of Crown Terrace, Lot 32 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921472 for the construction of a 4-story, single family building on a vacant lot in an RH-1 (House, One-Family) district.
- a) Consideration of Discretionary Review
- b) Discretionary Review hearing  
(Continued from Regular Meeting of June 7, 1990)



-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

8. 89.112E (Dean)  
Public hearing on the Draft Environmental Impact Report on the Calaveras Pipeline Replacement and Associated Improvements Project; located between Calaveras and San Antonio Reservoirs, Alameda County; Map 96, Block 100, Parcels 14-1, 24-2, 27, and 28; the City and County of San Francisco proposes to replace an existing 5.5 mile long water pipeline extending from Calaveras Reservoir to the San Antonio Pump Station. The three components of the project are: 1) replacement of the existing pipeline with a new larger pipeline; 2) modifications to the San Antonio Pump Station, including a new electrical transmission line; and 3) improvements to the water outlet facilities at Calaveras Reservoir.
- 1) A Draft Environmental Impact Report has been prepared by the Department of City Planning in connection with this project. The report is available for public review and comment at the Department offices at 450 McAllister Street.
- 2) Written public comments will be accepted to July 2, 1990.
9. 88.319S (McDonald)  
3874 - 18TH STREET, north side, and 283 Dorland Street, south side, being a through lot fronting on both 18th and Dorland Streets between Church and Sanchez Streets, Lot 24 in Assessor's Block 3580 - Review for consistency with the Master Plan and the Planning Code of a proposed five lot air space subdivision, one air space lot for garage purposes and four air space lots to be resubdivided into condominiums in an RM-1 (Mixed Residential, Low Density) district with a 40-X Height and Bulk designation.  
NOTE: This is a Joint Hearing with the Department of Public Works.  
(Continued from Regular Meeting of June 7, 1990)
10. 88.319Q (McDonald)  
The following items, relating to the item above, are resubdivisions of four of the air space lots into condominium subdivisions:
- 3874 - 18TH STREET, being a condominium subdivision of seven units of one air space lot.
- 3876 - 18TH STREET, being a condominium subdivision of three units of one air space lot.
- 283 DORLAND STREET, being a condominium subdivision of six units of one air space lot.
- 285 DORLAND STREET, being a condominium subdivision of three units of one air space lot.
- NOTE: This is a Joint Hearing with the Department of Public Works.

5:00 P.M.

11. 90.091CK (McDonald)  
414 TURK STREET, northwest corner of Hyde Street, Lot 3 in Assessor's Block 336 - Request for authorization of Conditional Use to permit the construction of a 24-unit residential building with 2,432 square feet of commercial space exceeding 40 feet in height on a lot having 4,726 square feet of area in the North of Market Residential Special Use District in an RC-4 (Residential-Commercial Combined, High Density) district with an 80-T Height and Bulk designation.  
(Continued from Regular Meeting of June 14, 1990)
12. 90.175ET (Nishimura)  
NEIGHBORHOOD COMMERCIAL DISTRICTS LOCATED CITY-WIDE - Board of Supervisors text amendment of City Planning Code Section 179(d)(1)(f)(1) to extend the filing date of applications for Conditional Use authorization and/or other necessary permits to legalize as a nonconforming use any use which was permitted as a principal use at the time the use was established, but for which the required permits had not been obtained, or which was permitted as a conditional use at the time the use was established, but for which the required authorization and permits had not been obtained. The extension of filing is proposed for another three years until April 12, 1993.  
(Continued from Regular Meeting of May 24, 1990)
13. 89.463EC (Green)  
3201 CALIFORNIA STREET, southwest corner of Presidio Avenue, Lot 2 in Assessor's Block 1032 - Request for authorization of Conditional Use to develop a site over 10,000 square feet in size within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to construct a four-story over basement, mixed use building containing 49 basement parking spaces, approximately 12,000 square feet of ground level retail floor area, and a total of twenty (20) dwelling units on three floors above on a lot approximately 16,064 square feet in size. The project also requires a request to modify the required rear yard.  
(Continued from Regular Meeting of June 14, 1990)
14. 89.436V (Green)  
3201 CALIFORNIA STREET, southwest corner of Presidio Avenue, Lot 2 in Assessor's Block 1032 within an NC-2 (Small-Scale Neighborhood Commercial) district.

REAR YARD MODIFICATION SOUGHT: The proposal is to construct a four-story over basement, mixed use building containing 49 basement parking spaces, ground floor commercial space and a total of 20 dwelling units on three floors above on a lot area of approximately 16,094 square feet. The required rear yard in the NC-2 district is 25 percent of the lot depth located at the second story and above (and at all residential levels). The required rear yard entirely along the southerly property line (an irregular-shape lot so that the

## Item #89.436V (Cont)

required rear yard line would be opposite the intersection of Presidio Avenue and California Street) is 26 feet (from the rear property line). The project proposes to provide a rear yard area of 5 to 15 feet from the rear property line and a courtyard type open space at the fourth floor approximately 55 feet by 37 feet (or 2,035 square feet). The total square footage required as an open rear yard is approximately 4,023 square feet. The project provides a total open area of approximately 5,242 square feet.

(Continued from Regular Meeting of June 14, 1990)

## 15. 90.118C (Green)

1799 - 19TH AVENUE, northwest corner of Noriega Street, Lot 10 in Assessor's Block 2030 - Request for authorization of Conditional Use to establish an Automotive Service (Section 790.16 of the City Planning Code) on a lot 10,000 square feet in size within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to construct a two-story building containing street level service bays for oil changing/lubrication work on automobiles, and second floor office area on a lot approximately 10,000 square feet in size.

(Continued from Regular Meeting of May 31, 1990)

## 16. 90.078C (Green)

2367 MARKET STREET, south side between 17th and Noe Streets, Lot 25 in Assessor's Block 3563 - Request for authorization of Conditional Use to modify a condition attached to Building Permit Application No. 7805865 previously approved by the City Planning Commission under discretionary review (Resolution No. 8125) within the Upper Market Street Neighborhood Commercial District. The proposal is to physically separate an existing second floor bar from an existing ground floor full service restaurant, allowing access to the bar from Market Street and not through the restaurant as required by City Planning Commission Resolution No. 8125. The result of the proposed separation is the intensification of the existing second floor bar.

(Continued from Regular Meeting of May 24, 1990)

6:00 P.M.

## 17. 89.588EP (Green)

1444 LA PLAYA STREET, east side between Judah and Kirkham Streets, Lot 56 in Assessor's Block 1805 - Request for Coastal Development Permit to allow the construction of two, three-family residential buildings within an RM-1 (Mixed Residential, Low Density) district and San Francisco Local Coastal Zone Permit Area. The proposal is to demolish an existing single family building and to construct two separate, three-story residential buildings and individually each building containing three dwelling units with its required off-street parking. Lot 56 is also proposed for subdivision into two lots each with approximately 25 x 120 feet in size.

(Continued from Regular Meeting of May 24, 1990)

18. 89.520C (Green)  
2095 - 19TH AVENUE, northwest corner of Quintara Street, Lot 12 in Assessor's Block 2139 - Request for authorization of Conditional Use to amend a previous Conditional Use authorization as set forth in City Planning Commission Motion No. 8270 for an existing Automotive Gasoline Service Station within an RH-2 (House, Two-Family) district and Nonconforming Use. The proposal is to eliminate the existing automotive gasoline service station and to replace it with repair and car wash services on a lot approximately 6,375 square feet in size.
19. 89.641Q (Hood)  
2216 PACIFIC AVENUE, south side between Buchanan and Webster Streets, Lot 23 in Assessor's Block 589 - Review for consistency with the Master Plan of a 6-unit residential condominium conversion subdivision in an RH-2 (House, Two-Family) district.
20. 89.609Q (Hood)  
1070-1078 FRANCISCO STREET, north side between Polk and Larkin Streets, Lot 5 in Assessor's Block 476 - Review for consistency with the Master Plan of a 6-unit residential condominium conversion subdivision in an RH-1 (House, One-Family) district.
21. 89.463EC (Green)  
3201 CALIFORNIA STREET, southwest corner of Presidio Avenue, Lot 2 in Assessor's Block 1032 - Request for authorization of Conditional Use to develop a site over 10,000 square feet in size within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to construct a four-story over basement, mixed use building containing 49 basement parking spaces, approximately 12,000 square feet of ground level retail floor area, and a total of twenty (20) dwelling units on three floors above on a lot approximately 16,064 square feet in size. The project also requires a request to modify the required rear yard.  
(Continued from Regular Meeting of June 14, 1990)
22. 89.436V (Green)  
3201 CALIFORNIA STREET, southwest corner of Presidio Avenue, Lot 2 in Assessor's Block 1032 within an NC-2 (Small-Scale Neighborhood Commercial) district.

REAR YARD MODIFICATION SOUGHT: The proposal is to construct a four-story over basement, mixed use building containing 49 basement parking spaces, ground floor commercial space and a total of 20 dwelling units on three floors above on a lot area of approximately 16,094 square feet. The required rear yard in the NC-2 district is 25 percent of the lot depth located at the second story and above (and at all residential levels). The required rear yard entirely along the southerly property line (an irregular-shape lot so that the required rear yard line would be opposite the intersection of Presidio Avenue and California Street) is 26 feet (from the rear property line). The project proposes to provide a rear yard area of 5 to 15 feet from the rear property line and a courtyard type open

## Item #89.436V (Cont)

space at the fourth floor approximately 55 feet by 37 feet (or 2,035 square feet). The total square footage required as an open rear yard is approximately 4,023 square feet. The project provides a total open area of approximately 5,242 square feet.

(Continued from Regular Meeting of June 14, 1990)

## 23. 90.195C

(Green)

2495 CALIFORNIA STREET, southeast corner of Steiner and California Streets, Lot 19-A in Assessor's Block 654 - Request for authorization of Conditional Use to develop a lot in excess of 5,000 square feet in size within the Upper Fillmore Street Neighborhood Commercial District. The proposal is to demolish an existing automobile service station and to construct a four-story over basement mixed use building containing 18 basement parking spaces, approximately 4,995 square feet of street level commercial floor area, and 15 dwelling units on three floors above on a lot approximately 9,000 square feet in size. The project also includes a request to modify the required rear yard.

(Continued from Regular Meeting of June 14, 1990)

## 24. 90.195V

(Green)

2495 CALIFORNIA STREET, southwest corner of Steiner and California Streets, Lot 19-A in Assessor's Block 654 within the Upper Fillmore Street Neighborhood Commercial District.

REAR YARD VARIANCE AND MODIFICATION SOUGHT: The proposal is to construct a four-story over basement mixed use building on a lot approximately 9,000 square feet in size. The required rear yard in the Upper Fillmore district is 25 percent of the lot depth located at the second story and above and at all residential levels. The project includes a dwelling unit located at the ground level and therefore requires a rear yard of approximately 25 feet at this level along the easterly property line (opposite Steiner Street frontage). The project proposes an open rear yard at the second story and zero open space at the ground level.

Also, the project sponsor proposes to modify the required rear yard by providing an open area 44 feet by 54 feet (2,376 square feet in size) on the second floor at the southeast corner of Lot 19-A. The required rear yard located entirely along the east property line (opposite Steiner Street and adjacent to California Street) would be 25 feet by 90 feet (2,250 square feet in size).

(Continued from Regular Meeting of June 14, 1990)

## Adjournment.

NOTE: The Earthquake Permit Review Committee may be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street:

Tuesday, June 26, 1990

For further information call 554-8777.



NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

### SPECIAL WORKSHOPS AND STUDY SESSIONS

The following Workshops will be held during June and July 1990:

Mission Bay	June 28, 1990
Housing Element	June 28, 1990
Residential Rezoning Study:	

There will be a series of public hearings/workshops on the Study. The Commission intends to focus these hearings on particular areas of the Study. The schedule for these hearings is:

Demolition and Density	June 21, 1990
Building Size (Height and Depth)	July 5, 1990
Parking and Procedures	July 12, 1990
General Review	July 19, 1990

The hearings will start before the regularly scheduled Thursday City Planning Commission meeting and will last for 1 hr. and 45 mins. Staff will outline the scheduled topic as described in the Study. Five or six speakers invited by the Commission, will first testify. Following these speakers, the general public will testify. Speakers are encouraged to submit written testimony and highlight it in no more than three minutes of oral testimony. Staff may be contacted for information available to assist in the testimony. Please call 558-6264 to arrange this at least one week ahead. If there are more speakers than time would permit, their testimony will be continued to the July 19, 1990 hearing.

There will be additional hearings as necessary before the Commission takes final action on the residential controls.

NOTE: The Appendix to the Study, showing the proposed height, depth and density on maps for individual properties, is now available for distribution at 450 McAllister Street, 4th Floor, Room 403.

Location of meetings and times to be announced.

SF  
C55  
#14  
6/25/90  
pecial

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY

JUNE 25, 1990

NOTE DIFFERENT LOCATION: ROOM 2-C, CITY HALL BASEMENT  
4:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

4:00 P.M.

A. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

B. SPECIAL CALENDAR

1. 90.097D (Blauvelt)  
842 PERU AVENUE, west side between Avalon and Burrows Streets, Lot 7 in Assessor's Block 5963 - Request for Discretionary Review of Building Permit Application No. 8906255 to construct a new two-story over garage, single family dwelling, after the demolition of an existing one-story over garage, single family dwelling in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of June 11, 1990)
2. 90.222D (Berkowitz)  
3721 - 16TH STREET, south side between Castro Street and the Corona Heights Playground, Lot 39 in Assessor's Block 2622 - Request for Discretionary Review of Building Permit Application No. 8914942 for the CONSTRUCTION OF A TWO-STORY OVER GARAGE, SINGLE FAMILY DWELLING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
3. 90.044D (Berkowitz)  
325 CRESTA VISTA DRIVE, north side between Coventry and Hillcrest Courts, Lot 43 in Assessor's Block 3006 - Request for Discretionary Review of Building Permit Application No. 8902876 for the CONSTRUCTION OF A THREE-STORY, SINGLE FAMILY DWELLING in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

4. 90.059D (Berkowitz)  
2567 - 42ND AVENUE, west side between Ulloa and Vicente Streets, Lot 9 in Assessor's Block 2443 - Request for Discretionary Review of Building Permit Application No. 8907313 for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
5. 90.187D (Berkowitz)  
180-182 GRAYSTONE TERRACE, south side between Pemberton Place and Iron Alley, Lot 56 in Assessor's Block 2719-B - Request for Discretionary Review of Building Permit Application No. 9000510-S for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
6. 90.098D (Berkowitz)  
446 - 28TH AVENUE, east side between Clement Street and Geary Boulevard, Lot 19 in Assessor's Block 1459 - Request for Discretionary Review of Building Permit Application No. 8924308 for a VERTICAL AND HORIZONTAL EXTENSION TO A TWO-FAMILY HOUSE in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
7. 89.666U (Berkowitz)  
1475 RANKIN STREET, northeast corner of Quesada Avenue, Lot 26 in Assessor's Block 5330 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8907157 for the CONSTRUCTION OF A TWO-STORY REAR YARD ADDITION to a single family house in an RH-1 (House, One-Family) district.  
(Continued from Special Meeting of April 9, 1990)

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.



SF  
55  
14  
128/90

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
THURSDAY  
JUNE 28, 1990  
ROOM 282, CITY HALL  
12:00 NOON

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

12:00 NOON

A. SPECIAL WORKSHOP ON MISSION BAY

1. Toxics
2. Wetlands
3. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - The proposed project includes 8,000 housing units; 4.8 million SF "back" office; 15 acres of community, cultural and other public facilities; 900,000 SF commercial/industrial; 735,000 SF retail; 500-room hotel; 68.8 acres of publicly-accessible open space and parks; and MUNI Metro storage/maintenance facilities.  
(Continued from Regular Meeting of June 18, 1990)  
NOTE: THIS IS AN INFORMATIONAL WORKSHOP.

B. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

Adjournment.

CPC 512

DOCUMENTS DEPT.

JUN 26 1990  
SAN FRANCISCO  
PUBLIC LIBRARY



NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JUNE 28, 1990  
ROOM 282, CITY HALL  
2:30 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

2:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.105EC (Miller)  
639 BRUNSWICK STREET AND 436 HANOVER STREET, between Lowell and Whittier Streets, Lots 11, 20, 54, and 10B (with an access easement over Lot 20D) in Assessor's Block 6490 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit the construction of up to SEVEN NEW ONE-FAMILY DWELLINGS and the RETENTION OF TWO EXISTING ONE-FAMILY DWELLINGS, generally as shown on plans accompanying the application, requiring exception from the otherwise-applicable City Planning Code standards for dwelling unit density and open space in an RH-1 (House, One-Family) district.  
(Proposed for continuation to July 5, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

2. 85.135C (Blazej)  
900 GREEN STREET, north side of Taylor Street - Status Report on Compliance with Conditional Use Motion No. 11696 particularly with respect to landscaping requirements for the Green Street steps.

3. (Williams)  
Consideration of Resolution authorizing the Director of Planning to accept and expend up to \$82,000 from the Department of the Interior for Presidio Planning.
4. (Badiner)  
Informational presentation on status of demolition permits for 512, 516, and 526 Mission Street.
5. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 90.091CK (McDonald)  
414 TURK STREET, northwest corner of Hyde Street, Lot 3 in Assessor's Block 336 - Request for authorization of Conditional Use to permit the construction of a 24-unit residential building with 2,432 square feet of commercial space exceeding 40 feet in height on a lot having 4,726 square feet of area in the North of Market Residential Special Use District in an RC-4 (Residential-Commercial Combined, High Density) district with an 80-T Height and Bulk designation.  
(Public Hearing Closed and Continued from Regular Meeting of June 21, 1990)  
NOTE: On June 21, 1990, the Commission passed a motion of intent to approve with conditions by vote of 6-0, Commissioner Engmann absent.
7. 90.195C (Green)  
2495 CALIFORNIA STREET, southeast corner of Steiner and California Streets, Lot 19-A in Assessor's Block 654 - Request for authorization of Conditional Use to develop a lot in excess of 5,000 square feet in size within the Upper Fillmore Street Neighborhood Commercial District. The proposal is to demolish an existing automobile service station and to construct a four-story over basement mixed use building containing 18 basement parking spaces, approximately 4,995 square feet of street level commercial floor area, and 15 dwelling units on three floors above on a lot approximately 9,000 square feet in size. The project also includes a request to modify the required rear yard.  
(Public Hearing Closed and Continued from Regular Meeting of June 21, 1990)  
NOTE: On June 21, 1990, the Commission passed a motion of intent to approve with conditions by a vote of 6-0, Commissioner Boldridge absent.
8. 90.195V (Green)  
2495 CALIFORNIA STREET, southwest corner of Steiner and California Streets, Lot 19-A in Assessor's Block 654 within the Upper Fillmore Street Neighborhood Commercial District.

## Item #90.195V (Cont)

REAR YARD VARIANCE AND MODIFICATION SOUGHT: The proposal is to construct a four-story over basement mixed use building on a lot approximately 9,000 square feet in size. The required rear yard in the Upper Fillmore district is 25 percent of the lot depth located at the second story and above and at all residential levels. The project includes a dwelling unit located at the ground level and therefore requires a rear yard of approximately 25 feet at this level along the easterly property line (opposite Steiner Street frontage). The project proposes an open rear yard at the second story and zero open space at the ground level.

Also, the project sponsor proposes to modify the required rear yard by providing an open area 44 feet by 54 feet (2,376 square feet in size) on the second floor at the southeast corner of Lot 19-A. The required rear yard located entirely along the east property line (opposite Steiner Street and adjacent to California Street) would be 25 feet by 90 feet (2,250 square feet in size).

(Public Hearing Closed and Continued from Regular Meeting of June 21, 1990)

9. 90.068P (Green)  
4624 IRVING STREET, north side between 47th and 48th Avenues, Lot 21 in Assessor's Block 1703 - Request for Coastal Development Permit to allow the construction of a three-story, two-unit residential building within an RH-2 (House, Two-Family) district. The proposal is to demolish an existing one-story building used as storage to construct the proposed three-story, two-unit building on a lot approximately 2,500 square feet in size.  
(Public Hearing Closed and Continued from Regular Meeting of June 14, 1990)

NOTE: On May 31, 1990, the Commission passed a motion of intent to approve the request with modified language by a vote of 5-0, Commission Bierman absent.

F. REGULAR CALENDAR

10. 90.393ET (Skiffer)  
Hearing on proposed changes to the San Francisco Subdivision Code, amending Section 1396 and adding Section 1396-B to permit conversion of certain larger residential buildings. [Board of Supervisors' File Nos. 126-90-1 and 126-90-2].
11. 87.240E (Maltzer)  
RICHMOND TRANSPORT PROJECT, various locations throughout Richmond District - Certification of the Final Environmental Impact Report on five alternative projects for collection and transport of storm water and sanitary sewage. Alternatives include combinations of tunnel, street sewers and retention basin. Areas potentially affected include Seacliff Avenue, the Presidio, Great Highway, Lake Street, California Street and Fulton Street.

12. 89.284E (Maltzer)  
SAN ANDREAS EXPANSION #2 - Appeal of Preliminary Negative Declaration for the proposed expansion of the water treatment plant in San Mateo County from 120 mgd to 180 mgd, including the construction of a new reservoir, new ozone facilities, new pipeline and various other on- and off-site plant improvements.  
(Continued from Regular Meeting of May 3, 1990)

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

4:00 P.M.

13. 89.657C (Badiner)  
1901 VAN NESS AVENUE, west side between Washington and Jackson Streets, Lots 1, 126, and 127 in Assessor's Block 599 - Request for authorization of Conditional Use as a PLANNED UNIT DEVELOPMENT (PUD) for a new residential structure over 40 feet in height, for exceptions to the bulk limits, for non-accessory parking, for exceptions to the unit exposure requirement, for demolition of an existing building classified as a tourist hotel but built as a residential structure, requiring a rear yard modification, for a project containing approximately 164 condominium units, 272 parking spaces, 6,000 square feet of ground floor retail, for property located in the Van Ness Avenue Special Use District and an 80-D Height and Bulk District.  
(Continued from Regular Meeting of June 14, 1990)
14. 90.221C (Green)  
2500 - 3RD STREET, southwest corner of 22nd Street, Lot 1 in Assessor's Block 4172 - Request for authorization of Conditional Use to establish a Large Fast Food Restaurant (cafe/delicatessen) as defined by Section 790.90 of the City Planning Code with approximately 1,900 square feet and seating capacity for up to 49 persons within an NC-2 (Small-Scale Neighborhood Commercial) district.
15. 88.051C (Green)  
2001 UNION STREET, south side between Buchanan and Webster Streets, Lot 24 in Assessor's Block 541 - Request for authorization of Conditional Use to establish live entertainment defined as "OTHER ENTERTAINMENT" by Section 790.38 of the City Planning Code within the Union Street Neighborhood Commercial District. The proposal is to add live entertainment one night per week to the existing two-story restaurant/bar which is currently licensed for dancing in approximately 4,100 square feet of floor area.

16. 89.619C (Green)  
198 VALENCIA STREET, northwest corner of Duboce Avenue, Lot 108 in Assessor's Block 3502 - Request for authorization of Conditional Use to establish an Automotive Repair Garage and Automotive Wash within a C-M (Heavy Commercial) District. The proposal is to construct an automotive repair facility performing minor repairs, including oil changing and lubrication jobs and an enclosed automatic recycling car wash on a lot approximately 9,000 square feet in size.  
(Continued from Regular Meeting of June 21, 1990)
17. 89.463EC (Green)  
3201 CALIFORNIA STREET, southwest corner of Presidio Avenue, Lot 2 in Assessor's Block 1032 - Request for authorization of Conditional Use to develop a site over 10,000 square feet in size within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to construct a four-story over basement, mixed use building containing 49 basement parking spaces, approximately 12,000 square feet of ground level retail floor area, and a total of twenty (20) dwelling units on three floors above on a lot approximately 16,064 square feet in size. The project also requires a request to modify the required rear yard.  
(Continued from Regular Meeting of June 21, 1990)
18. 89.436V (Green)  
3201 CALIFORNIA STREET, southwest corner of Presidio Avenue, Lot 2 in Assessor's Block 1032 within an NC-2 (Small-Scale Neighborhood Commercial) district.

REAR YARD MODIFICATION SOUGHT: The proposal is to construct a four-story over basement, mixed use building containing 49 basement parking spaces, ground floor commercial space and a total of 20 dwelling units on three floors above on a lot area of approximately 16,094 square feet. The required rear yard in the NC-2 district is 25 percent of the lot depth located at the second story and above (and at all residential levels). The required rear yard entirely along the southerly property line (an irregular-shape lot so that the required rear yard line would be opposite the intersection of Presidio Avenue and California Street) is 26 feet (from the rear property line). The project proposes to provide a rear yard area of 5 to 15 feet from the rear property line and a courtyard type open space at the fourth floor approximately 55 feet by 37 feet (or 2,035 square feet). The total square footage required as an open rear yard is approximately 4,023 square feet. The project provides a total open area of approximately 5,242 square feet.  
(Continued from Regular Meeting of June 21, 1990)

Adjournment.

NOTE: The Earthquake Permit Review Committee will NOT be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, July 3, 1990  
For further information call 554-8777.



NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

#### SPECIAL WORKSHOPS AND STUDY SESSIONS

There will be a series of public hearings/workshops on the Study. The Commission intends to focus these hearings on particular areas of the Study. The schedule for these hearings is:

Building Size (Height and Depth)	July 5, 1990
Parking and Procedures	July 12, 1990
General Review	July 19, 1990

The hearings will start before the regularly scheduled Thursday City Planning Commission meeting and will last for 1 hr. and 45 mins. Staff will outline the scheduled topic as described in the Study. Five or six speakers invited by the Commission, will first testify. Following these speakers, the general public will testify. Speakers are encouraged to submit written testimony and highlight it in no more than three minutes of oral testimony. Staff may be contacted for information available to assist in the testimony. Please call 558-6264 to arrange this at least one week ahead. If there are more speakers than time would permit, their testimony will be continued to the July 19, 1990 hearing.

There will be additional hearings as necessary before the Commission takes final action on the residential controls.

NOTE: The Appendix to the Study, showing the proposed height, depth and density on maps for individual properties, is now available for distribution at 450 McAllister Street, 4th Floor, Room 403.

Location of meetings and times to be announced.



SF  
C55  
" 14  
7/5/90

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
THURSDAY  
JULY 5, 1990  
ROOM 282, CITY HALL  
12:00 NOON

DOCUMENTS DEPT.

JUL 2 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

12:00 NOON

A. SPECIAL CALENDAR

89.121ETZ (Ghosh)  
SPECIAL WORKSHOP ON BUILDING SIZE (HEIGHT, DEPTH AND BULK) AS PROPOSED IN  
THE RESIDENTIAL CONSERVATION REZONING STUDY (RCRS) - Proposal for Citizen  
Review of the Residential Conservation Rezoning Study (Study). The Study  
covers all residential (RH and RM) districts with a height limit of 40  
feet or less and proposes reclassification to RH-2 for about 1,730 lots  
with single- and two-family buildings and to RH-1 for about 120 lots with  
single-family buildings currently in RH-3 and RM districts, prevents  
demolition of sound single-family buildings in RH-2 districts unless the  
second permitted replacement unit is limited to 600 square feet in size,  
does not limit the size of the second unit if the existing single-family  
unit is not demolished, redefines the building envelope of new  
construction and alteration by proposing new building depth and height  
limits, revises the off-street parking requirements for new development  
and alterations, revises procedures for notification of proposed projects,  
and includes provisions for exceptions.  
(Continued from Regular Meeting of June 21, 1990)

Please see the announcement at the end of the Regular Calendar regarding  
procedures for this item and future meetings on this Study.

B. PUBLIC COMMENT

Public comment will be limited to 3 minutes per speaker. The Commission  
will not take any formal action today on any issues raised.

NOTE: THIS MEETING WILL END PROMPTLY AT 2:00 P.M.

Adjournment.



5/10  
NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 5, 1990  
ROOM 282, CITY HALL  
2:30 P.M.

DOCUMENTS DEPT.

JUL 2 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

2:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.6845 (Miller)  
190 GRAYSTONE TERRACE, southwest side between Iron Alley and Pemberton Place, Lot 57 in Assessor's Block 2719-B - Review for consistency with the Master Plan of a Parcel Map for the subdivision of one lot into four lots in an RH-2 (House, Two-Family) district.  
NOTE: This is a Joint Hearing with the Department of Public Works.  
(Continued from Regular Meeting of May 24, 1990)  
(Proposed for continuation to July 12, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

2. SEARS Site Review.
3. Status Report on the Department of City Planning activities on earthquake related matters. Public comment will be received.
4. Report on updating of the Seismic Safety Element.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 90.195C (Green)  
2495 CALIFORNIA STREET, southeast corner of Steiner and California Streets, Lot 19-A in Assessor's Block 654 - Request for authorization of Conditional Use to develop a lot in excess of 5,000 square feet in size within the Upper Fillmore Street Neighborhood Commercial District. The proposal is to demolish an existing automobile service station and to construct a four-story over basement mixed use building containing 18 basement parking spaces, approximately 4,995 square feet of street level commercial floor area, and 15 dwelling units on three floors above on a lot approximately 9,000 square feet in size. The project also includes a request to modify the required rear yard.

(Public Hearing Closed and Continued from Regular Meeting of June 28, 1990)

NOTE: On June 21, 1990, the Commission passed a motion of intent to approve with conditions by a vote of 6-0, Commissioner Boldridge absent.

F. REGULAR CALENDAR

6. 86.505ZT (Bash)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Blocks 3793-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street - PROPOSAL TO ADOPT RESOLUTION OF INTENTION TO CONSIDER AMENDING THE CITY PLANNING CODE TO ESTABLISH ZONING CONTROLS FOR MISSION BAY AS FOLLOWS:

AMENDMENTS TO THE CITY PLANNING TEXT AND CHANGES TO THE ZONING MAP, which would add a new Article 9 to the Planning Code concerning the proposed Mission Bay Plan and its area, including such items as specific Mission Bay use districts, uses permitted, zoning control tables, density provisions, height districts and methods of measurement and exceptions, building form articulation provisions, setbacks and projections, roof-top features, awnings and marquees, lot coverage and building separations, open space requirements, street tree and art work requirements, off-street parking and freight loading/service vehicle provisions, sign provisions, relationship to transportation management - resident training and placement - childcare - office space limitation - historic preservation provisions, rules for nonconforming uses and non-complying structures, rules for conditional, temporary and accessory uses, and provisions for compliance, permit approval and enforcement; and

## Item #86.505ZT (Cont)

AMENDMENTS TO THE CITY ZONING MAP FOR THE MISSION BAY AREA, which would reclassify the property: (1) from CM to MB-0 and from M-2 and P to MB-R-1, MB-R-2, MB-R-3, MB-O, MB-CI, MB-NC-S, MB-NC-2, MB-NC-3, MB-H, P, CW-SUD, OS, and M-1 Use Districts, and (2) from 40-X, 50-X, 80-B, 130-B, and 200-B Height and Bulk Districts to 45, 55, 70, 85, 95, and 110 Height Districts.

NOTE: See the enclosed notice of public hearing regarding Mission Bay.

7. 89.455XSHK (Badiner)  
501 GEARY STREET, southwest corner of Taylor Street with frontage on Shannon Street between Geary and O'Farrell Streets, Lots 1 and 26 in Assessor's Block 317 - Request for Determination of Downtown Plan Compliance (Section 309); Request for Exception to the height limit as permitted in Section 263.8; and Request for a Permit to Alter a Category I Preservation Building in a C-3-G (Downtown Commercial, General) District, an 80-130-X Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The proposal is to seismically upgrade and renovate the structure, add a new annex building on Shannon Street, and add two occupied penthouses and an elevator penthouse to the roof of the hotel which is above the 80-foot base height limit.
8. 89.651E (Sahm)  
2601 NEWHALL STREET, Lot 9 in Assessor's Block 5417, all of Assessor's Blocks 5422-A and 5428-A, and Lots 1-A and 1-2 in Assessor's Block 5431-A - Appeal of Preliminary Negative Declaration on the demolition of all buildings on Lucky Lager Brewery site.  
(Continued from Regular Meeting of April 5, 1990)
9. Workshop and discussion of the Work Program and Budget of the Department of City Planning for Fiscal Year 1990-1991.

## Adjournment.

NOTICE: Effective July 1, 1990, access to City Hall will be changed. This is to allow all members of the community evening access to City Hall.

Access after hours (6:00 p.m. to midnight) on workdays will only be through the Van Ness Avenue entrance. Access at all other times will be unchanged.

NOTE: The Earthquake Permit Review Committee will be meeting at 10:00 a.m. on the following Tuesday in Room 604 at 450 McAllister Street: Tuesday, July 10, 1990  
For further information call 554-8777.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within

NOTE ON APPEALS: (Cont)

15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE OF FUTURE SPECIAL MEETINGS

Monday Special Meetings are scheduled for:

July 9	- Discretionary Review, Tier 3 Cases	- 4:00 p.m.
July 23	- Discretionary Review, Tier 3 Cases	- 4:00 p.m.
August 13	- Discretionary Review, Tier 3 Cases	- 4:00 p.m.
August 27	- Discretionary Review, Tier 3 Cases	- 4:00 p.m.

They will be held in Room 2-C, located in the Basement of City Hall.

SPECIAL WORKSHOPS AND STUDY SESSIONS

There will be a series of public hearings/workshops on the Residential Conservation Rezoning Study. The Commission intends to focus these hearings on particular areas of the Study. The schedule for these hearings is:

Parking and Procedures	July 12, 1990
General Review	July 19, 1990

The hearings will start before the regularly scheduled Thursday City Planning Commission meeting and will last for 1 hr. and 45 mins. Staff will outline the scheduled topic as described in the Study. Five or six speakers invited by the Commission, will first testify. Following these speakers, the general public will testify. Speakers are encouraged to submit written testimony and highlight it in no more than three minutes of oral testimony. Staff may be contacted for information available to assist in the testimony. Please call 558-6264 to arrange this at least one week ahead. If there are more speakers than time would permit, their testimony will be continued to the July 19, 1990 hearing.

There will be additional hearings as necessary before the Commission takes final action on the residential controls.

NOTE: The Appendix to the Study, showing the proposed height, depth and density on maps for individual properties, is now available for distribution at 450 McAllister Street, 4th Floor, Room 403.

Location of meetings and times to be announced.



**CITY PLANNING COMMISSION NOTICE OF HEARING ON  
MISSION BAY PLAN AND DEVELOPMENT AGREEMENT, AND AMENDMENTS TO  
MASTER PLAN AND CENTRAL WATERFRONT PLAN**

Notice is hereby given to the general public and interested parties that documents have been prepared related to Mission Bay, including the proposed Development Agreement and its associated Report on the Mission Bay Development Agreement Negotiation Process; the proposed Mission Bay Plan (Chapter 4, Implementation, is now available to complete the earlier Chapters 1-3), amendments to the Central Waterfront Plan and Elements of the Master Plan; and amendments to the City Planning Code and Zoning Map (Use Districts and Height and Bulk Districts); and that the City Planning Commission will hold a PUBLIC HEARING on the proposed Mission Bay Plan, the proposed Development Agreement, and proposed amendments to the Master Plan Elements and Central Waterfront Plan and other matters on Thursday, July 19, 1990, beginning at 1:30 p.m. or later (call Sharon Rogers at 558-6414, on July 16, 1990 or thereafter for a more specific time), in Room 282, City Hall.

The Mission Bay area is generally bounded by Third, Berry and Fourth Streets, the China Basin Channel, and China Basin, Mariposa Street, Pennsylvania, Seventh and Townsend Streets; Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942 and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street.

The Mission Bay development proposal includes 8,000 housing units (3,000 affordable), 4.8 million square feet of office, 900,000 square feet of commercial/light industrial, 735,000 square feet of retail, a 500-room, 400,000 square foot hotel, fire and police stations, recreation and cultural centers, a school, a Public Utilities Commission MUNI Metro storage, maintenance and administrative facility, a public facilities site, and about 69 acres of publicly-accessible open space and parks. The project sponsor is Catellus Development Corporation (formerly known as Santa Fe Pacific Realty Corporation).

The items to be considered at the public hearing include:

86.505: Consideration of a proposed Mission Bay Development Agreement as set forth in Chapter 56 of the San Francisco Administrative Code.

1. The proposed Development Agreement includes:

- Recitals of facts, understandings and intentions of the City and project sponsor
- Definitions of the terms used in the development agreement
- A term of 22 years, with provisions for two 5 year extensions
- Procedures for notices between the City and project sponsor
- Provisions for amendments to the development agreement, and for modifications necessitated by new laws
- Provisions for allowing automatic termination in the event certain approvals are not obtained for the development
- Provisions for the project sponsor's responsibility for:
  - dedications, community facilities and public improvements
  - determining the rate of development
  - sequencing development within any of five residential areas
  - dedications of land for community facilities (fire [partial], police, recreation, cultural and school) and for construction costs (fire, police [1/2], recreation and cultural)
- for public improvements, including open space system, water system, combined sewer system, street and transit rights of way, bike paths, pedestrian ways, Channel bank edge, joint trench utilities, traffic signals and police and fire alarms, street lighting, Owens bridge, pedestrian bridge, local match for Third and Fourth Street bridges, Port access on China Basin Street, fire protection facilities, I-280 freeway stub demolition
- Provisions for a public improvement report at the time of the master subdivision
- Provisions for improvement agreements at time of subdivisions
- Provisions for attachments to the development agreement:
  - housing program for 3,000 affordable housing units, with 2,200 units by City on 26 acres of land provided by project sponsor, and 800 units by project sponsor
  - hazardous materials investigation and remediation program, for investigation and remediation of the site by project sponsor on a phased basis (City and project sponsor share financial responsibility for about 15 acres, project sponsor has responsibility for remaining 300 acres)
  - transportation management plan, with centralized administration, coordination and assistance by the project sponsor, and building-specific program activities
- affirmative action and economic development plan, including pre-construction/construction, employment and job training, and minority/women/local business assistance funds, funded through payment of \$2 per square foot of office space
- child care fee plan, with project sponsor committing to at least 15,250 square feet of facilities construction, expanding applicability of City's child care fee provisions to commercial/light industrial space, and recognition of family day care in homeowners' association documents
- Energy and water conservation programs, applying to residential and nonresidential buildings and outdoor areas, involving energy- and water-efficient equipment and plant materials, natural cooling and lighting, recycling, solar equipment, management and control systems, feasibility studies and building orientation
- business relocation program, including City identification of businesses, appropriate sites for relocation, and possible funding sources for assistance, and City provision of information to affected businesses
- mitigation measures deriving from environmental impact report
- Provisions for timing of development, construction contracts and performance
- Provisions for potential project financing through a community facilities district, a linkage bank to account for linkage requirements between land uses (e.g. office/housing/open space), and consideration for community facilities, public improvements and dedications
- Provisions for vested rights based on existing land use regulations (master plan, Mission Bay specific plan, city planning code and zoning map, subdivision code, transit impact development fee and development agreement enabling legislation), and waiver of other vesting statutes (e.g. vesting tentative subdivision maps)
- Exemption of project from residential rent stabilization and arbitration ordinance
- Continued applicability of construction codes
- Reserved discretionary authority
- Applicability of future fees, with no new fees duplicative of Mission Bay benefits to be imposed for 15 years, and increases in existing fees during that 15-year period limited to child care and transit fees once every five years
- Provisions for subsequent environmental review and imposition of new mitigation measures
- Port to be bound by development agreement to extent of its jurisdiction

- Procedures and provisions for review and processing of development authorizations, enforcement of regulations, imposition of covenant easements by ordinance, operating memoranda, and public hearings
  - Provisions for a master tentative subdivision map, and multiple final maps, parcel maps and subsequent parcelization; inclusion of review by Port's Chief Harbor Engineer
  - Provisions for filing of building permits and a review process by the Director of Planning, and the City Planning Commission on appeal or by majority vote
  - Provisions for other City authorizations (e.g. conditional uses), and for other public agency authorizations (e.g. Bay Conservation and Development Commission)
  - Provisions for project sponsor's right to assign its interest in the development agreement or property (project development rights), with special restrictions in first five years, and other conditions thereafter; treatment of mortgages on project sponsor's interest in the development agreement or property with respect to the later rights of the mortgagee
  - Annual review of development agreement and actions based upon it, and provisions for findings of compliance or noncompliance potentially involving Director of Planning, City Planning Commission and Board of Supervisors
  - Provisions for defaults, termination and remedies, related to failures by City or project sponsor to perform obligations or comply with terms of development agreement, or other matters such as insolvency, conflicting laws, judgments that render provisions unenforceable, etc.; potentially involving Director of Planning, Chief Administrative Officer, City Planning Commission and Board of Supervisors
  - Representation and warranties of project sponsor relative to its organization and standing, corporate authority, title to real property, conflicts and consents, conflict with orders/judgments/decrees, and litigation
  - Provisions for project sponsor's indemnification of City, cooperation on third party litigation, and insurance
  - Provisions for arbitration regarding factual disputes
  - Provisions for estoppel certificates and certificates of compliance
  - Miscellaneous provisions regarding calendar days, negation of partnership, responsibilities on approvals, severability, attorneys' fees, advice of counsel
  - Provisions for modifying City subdivision code provisions with respect to the Mission Bay development proposal
  - Principles of the City land exchange agreement
2. The general area affected is the Mission Bay area, above.
3. Public benefits the project sponsor will provide include:
- 3,000 affordable housing units, of which project sponsor provides 800 units, and 26 acres of land on which City provides 2,200 units; overall average price of \$98,000 and 50% 3-BR and 4-BR
  - Land for fire (partial), police, recreation, cultural and school facilities; construction costs for fire, police (1/2), recreation and cultural facilities
  - Child care facilities of at least 15,250 square feet, child care fee for commercial/light industrial space
  - Public art funded through 1% of costs for office and hotel space
  - Land for streets, transit routes and open space; construction of infrastructure and open space except where City has grants
  - Port land transfers and a license/option, involving an exchange of project sponsor land near Pier 80 for Port land within the site, and license/option payments the equivalent of \$2 million a year for 30 years for Port lands to be developed by project sponsor as open space
  - Other City land exchanges of streets and former street lands for new streets, a public facilities site, and either housing or community facility/park lands; total net gain to the City would be 46 acres, with an increase in City-owned land in Mission Bay from 145 acres to 191 acres
  - Transportation management plan
- Affirmative action and economic development plan, funded with \$2 per square foot of office space
  - Hazardous materials investigation and remediation plan that transfers financing for investigation and remediation for most of the City land to project sponsor
  - Emergency response plan
  - Energy and water conservation programs
  - Fiscal benefits at project buildout of about \$215 million, with an annual peak of about \$14 million (Note: City cost for the 2,200 units it would provide totals about \$90 million)
4. Report on development agreement negotiations, documents and correspondence
- A report on the Mission Bay development agreement negotiations between the City and project sponsor is available, which includes information on:
- Negotiation sessions since the adoption of the City's development agreement enabling legislation
  - Documents exchanged between the City and project sponsor during that time
- A list of correspondence which the City received from and sent to the public relating to the development agreement, and that correspondence, is also available.
- 86.505M: Consideration of the proposed Mission Bay Plan, proposed amendments to the Central Waterfront Plan and proposed conforming amendments to the Elements of the Master Plan including Residence, Commerce and Industry, Recreation and Open Space, Transportation, Urban Design, Environmental Protection and Community Safety.
1. Consideration of proposed Mission Bay Plan
- The Mission Bay Plan is for the area and development proposal described above, and includes Chapter 1, Introduction; Chapter 2, History and Background; Chapter 3, The Mission Bay Plan (including the overall land use and development program, urban design, residence, recreation and open space, commerce and industry, community facilities, transportation, environmental protection and community safety); Chapter 4, Implementation (including implementation, Mission Bay approval process, guiding principles for plan implementation, achieving Mission Bay objectives and policies, and other implementation measures - transportation management, energy and water conservation, emergency response, and business relocation)
2. Consideration of amendments to Central Waterfront Plan
- These amendments reflect (a) the incorporation of the Mission Bay Plan and its area into the Central Waterfront Plan by replacing the China Basin area, modifying the Central Basin area, and incorporating into the Central Waterfront Plan the two blocks between Third and Fourth Street at King Street (b) the modification of the Central Basin area to exclude those portions within the Mission Bay area, (3) the modification of the land use, industry, maritime, commerce, residence, transportation, recreation and open space, and urban design policies to apply to the Showplace Square, North Potrero, Central Basin, Islais Creek and Lower Potrero areas, and (4) new information that has become available in the decade since adoption of Central Waterfront Plan.
3. Consideration of amendments to Elements of the Master Plan
- These amendments are proposed for consistency between the proposed Mission Bay Plan and the Master Plan Elements. They modify existing maps and figures that affect the Mission Bay area in order to reflect the proposed Mission Bay Plan. They also modify language that is inconsistent with the Mission Bay Plan, including language concerning such policies as displacement of industrial firms in the Commerce and Industry Element.

All documents referenced above are on file and available for public review at the Department's offices at 450 McAllister Street, 4th Floor. For further information, call (415) 558-6264 and ask for Daj Oberg of the Mission Bay Office.

Robert W. Passmore, Ass't Director of Planning - Implementation (Zoning Administrator)



54  
C55  
814  
7/9/90

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
JULY 9, 1990  
ROOM 2-C, CITY HALL BASEMENT  
4:00 P.M.

DOCUMENTS DEPT.

JUL 3 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

4:00 P.M.

A. ITEMS TO BE CONTINUED

1. 90.106D (Nixon)  
2 BERKSHIRE WAY, northwest corner of Berkshire Way and Country Club  
Drive, Lot 18 in Assessor's Block 7273 - Request for Discretionary  
Review of Building Permit Application No. 8923109-S proposing a  
one-story addition to the existing split level single family building  
in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of June 11, 1990)  
(Proposed for continuation to July 12, 1990 Consent Calendar)  
NOTE: On June 11, 1990, the Commission passed a motion not to take  
Discretionary Review by a vote of 3-2, Commissioners Bierman and  
Engmann dissenting.

B. SPECIAL CALENDAR

2. 90.119U (Nixon)  
768 FUNSTON AVENUE, east side between Cabrillo and Fulton Streets,  
Lot 32 in Assessor's Block 1655 - Review for exception as a Tier 3  
project under the Neighborhood Conservation Interim Controls of  
Building Permit Application No. 8908888 proposing the enlargement of  
an existing bedroom onto part of an existing second-story rear deck  
on a two-story over garage single family building in an RH-1 (House,  
One-Family) district.
3. 90.013U (Blauvelt)  
2186 - 12TH AVENUE, east side between 9th Avenue and Quintara Street,  
Lot 32 in Assessor's Block 2206 - Review for exception as a Tier 3  
project under the Neighborhood Conservation Interim Controls of  
Building Permit Application No. 8915477 for the construction of a  
17-foot deep rear addition at the ground floor of an existing single  
family dwelling in an RH-1 (House, One-Family) district.

4. 90.114U (Blauvelt)  
398 CASTENADA AVENUE, north side between San Marcos and Montalvo Avenues, Lot 11 in Assessor's Block 2882 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 9002077 for the construction of a three-foot front extension of the garage, an eight-foot front extension on top of the garage, of the first floor of occupancy, and a second occupied story above the existing one-story over garage single family dwelling in an RH-1(D) (House, One-Family, Detached Dwellings) district.
5. 89.266U (Blauvelt)  
200-298 PORTOLA DRIVE, northeast corner of Burnett Avenue, Lot 46 in Assessor's Block 2847 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8924971 for the construction of a new three-story over garage apartment building, containing 12 dwelling units, on a currently vacant lot in an RM-1 (Mixed Residential, Low Density) district. (The project also includes Building Permit Application Nos. 8924973-8924980 for the construction of 11 other dwelling units in 8 other structures on the lot. The project has received environmental evaluation and a variance from the Planning Code; these documents are on file with the Department of City Planning).
6. 90.107U (Nixon)  
10 WATERVILLE STREET, west side between Augusta and Helena Streets, Lot 4 in Assessor's Block 5378 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application Nos. 8924946 and 8924945-S proposing the demolition of a one-story single family building occupying parts of Lots 4 and 5 and the construction of a two-story over garage and subbasement (four levels of rooms) single family building in an RH-1 (House, One-Family) district.
7. 90.108U (Nixon)  
12 WATERVILLE STREET, west side between Augusta and Helena Streets, Lot 5 in Assessor's Block 5378 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8924944-S proposing the demolition of a one-story single family building occupying parts of Lots 4 and 5 and the construction of a two-story over garage and subbasement (four levels of rooms) single family building in an RH-1 (House, One-Family) district.
8. 90.189D (Blauvelt)  
337 VICENTE STREET, south side between 14th and 15th Avenues, Lot 20 in Assessor's Block 2482 - Request for Discretionary Review of Building Permit Application No. 8924241 for a horizontal rear extension to an existing partial third story on an existing

- Item #90.189D (Cont) (Blauvelt)  
three-story (two-stories over garage) single family dwelling in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
9. 89.475D (Nixon)  
738 DUNCAN STREET, north side between Diamond and Douglass Streets, Lot 6-A in Assessor's Block 6588 - Request for Discretionary Review of Building Permit Application No. 8908942 proposing a rear extension and one-story addition to the existing one-story over garage single family building in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of February 26, 1990 and March 8, 1990)  
NOTE: AIA panel met on May 9, 1990. Recommendation was not accepted by the neighborhood.
10. 89.537D (Blauvelt)  
22 GAVIOTA WAY, west side between Teresita Boulevard and Bella Vista Way, Lot 6 in Assessor's Block 2964-A - Request for Discretionary Review of Building Permit Application No. 8915216 for a vertical and horizontal addition, increasing the height at the rear of an existing single family house by one story in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Public Hearing Closed and Continued from Regular Meeting of April 5, 1990)
11. 90.179D (Nixon)  
1108-1110 BALBOA STREET, north side between 12th and Funston Avenues, Lot 22 in Assessor's Block 1555 - Request for Discretionary Review of Building Permit Application No. 8917324 proposing the addition of one story to the existing three-story, three dwelling unit building in an RH-2 (House, Two-Family) district with a 40-X Height and Bulk designation.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
12. 90.129D (Nixon)  
62 MADRONE AVENUE, west side between Taraval and Ulloa Streets, Lot 12 in Assessor's Block 2920 - Request for Discretionary Review of Building Permit Application No. 8914353 proposing an approximate 45 square-foot expansion of the ground and first stories and the addition of one story to the existing one-story over garage single family building located in an RH-1(D) (House, One-Family, Detached Dwellings) district with a 40-X Height and Bulk designation.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

C. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

## Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Special Discretionary Review meetings to be held on July 23, August 13 and August 23, 1990.

55  
14  
12-90  
Special Meeting

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
THURSDAY  
JULY 12, 1990  
ROOM 282, CITY HALL  
12:00 NOON

DOCUMENTS DEPT.  
JUL - 9 1990  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

12:00 NOON

A. SPECIAL CALENDAR

89.121ETZ (Ghosh)  
SPECIAL WORKSHOP ON PARKING AND PROCEDURES AS PROPOSED IN THE RESIDENTIAL CONSERVATION REZONING STUDY (RCRS) - Proposal for Citizen Review of the Residential Conservation Rezonning Study (Study). The Study covers all residential (RH and RM) districts with a height limit of 40 feet or less and proposes reclassification to RH-2 for about 1,730 lots with single- and two-family buildings and to RH-1 for about 120 lots with single-family buildings currently in RH-3 and RM districts, prevents demolition of sound single-family buildings in RH-2 districts unless the second permitted replacement unit is limited to 600 square feet in size, does not limit the size of the second unit if the existing single-family unit is not demolished, redefines the building envelope of new construction and alteration by proposing new building depth and height limits, revises the off-street parking requirements for new development and alterations, revises procedures for notification of proposed projects, and includes provisions for exceptions.  
(Continued from Regular Meeting of July 5, 1990)

Please see the announcement at the end of the Regular Calendar regarding procedures for this item and future meetings on this Study.

B. PUBLIC COMMENT

Public comment will be limited to 3 minutes per speaker. The Commission will not take any formal action today on any issues raised.

NOTE: THIS MEETING WILL END PROMPTLY AT 1:45 P.M.

Adjournment.



255  
#14  
7/2/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 12, 1990  
ROOM 282, CITY HALL  
2:00 P.M.

DOCUMENTS

JUL 10 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

2:00 P.M.

A. ITEMS TO BE CONTINUED

1. 90.187D (Berkowitz)  
180-182 GRAYSTONE TERRACE, south side between Pemberton Place and Iron Alley, Lot 56 in Assessor's Block 2719-B - Request for Discretionary Review of Building Permit Application No. 9000510-S for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of June 25, 1990)  
(Proposed for continuation to July 19, 1990)
2. 90.270C (Nishimura)  
1326 GRANT AVENUE, east side between Green and Vallejo Streets, Lot 28 in Assessor's Block 132 - Request for authorization of Conditional Use to establish a full-service restaurant (as defined by Section 790.92 of the City Planning Code) with a seating capacity of up to 34 persons within an approximate total area of 1,190 square feet within the North Beach Neighborhood Commercial District.  
(Proposed for continuation to July 19, 1990)
3. 89.369EC (Nishimura)  
3301 MISSION STREET, southeast side between Fair and Virginia Avenues, Lot 32 in Assessor's Block 5615 - Request for authorization of Conditional Use pursuant to Section 161(j) of the City Planning Code to construct a three-story mixed use building with commercial space on the ground floor and six residential units on the second and third stories without the provision of six off-street parking spaces



## Item #89.369EC (Cont)

(required by Section 712.94 of the City Planning Code) on a lot with 25 feet of street frontage and 133.5 feet of depth totaling an area of 3,337.5 square feet within an NC-3 (Moderate-Scale Neighborhood Commercial) district.

(Proposed for continuation to August 2, 1990)

4. 83.462CCCC (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, between Jones and Leavenworth Streets, Lots 19-24 in Assessor's Block 304 - Modification of Conditions of Approval and Disapproval contained in Motion Nos. 10033, 11068, and 11829 for a Mixed Use Residential/Commercial structure with rehabilitation of the Alcazar Theater (Islam Temple) in the North of Market Residential Special Use District and an 80-130T Height and Bulk District. The Alcazar Theater is designated City Landmark No. 195.  
(Continued from Regular Meeting of June 21, 1990)  
(Proposed for continuation to July 26, 1990)
5. 88.643E (Bauman)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration on the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.  
(Continued from Regular Meeting of June 14, 1990)  
(Proposed for continuation to August 9, 1990)
6. 88.643M (Liebermann)  
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the Wharf area as an active working, commercial fishing port.  
(Continued from Regular Meeting of June 14, 1990)  
(Proposed for continuation to August 9, 1990)
7. 87.268E (Maltzer)  
POTRERO HILL SQUARE, 411 De Haro Street, between 17th and Mariposa Streets, Lots 4 (portion) and 6 in Assessor's Block 3980 - Appeal of Preliminary Negative Declaration for the proposed construction of a three-story, 83,000 gross square-foot commercial complex containing office, showroom, retail and restaurant space, with basement and ground-level parking for 142 vehicles and two-truck loading spaces.  
(Continued from Regular Meeting of June 14, 1990)  
(Proposed for continuation to August 9, 1990)

8. 88.378EC (Green)  
2545 NORIEGA STREET, southeast corner of 32nd Avenue, Lot 1 in Assessor's Block 2069 - Request for authorization of Conditional Use to modify a project previously authorized per City Planning Commission Motion No. 11672 for alteration of an existing building on a lot in excess of 10,000 square feet and to create one commercial tenant space in excess of 4,000 square feet in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to modify the previously approved project by expanding one ground floor commercial tenant space from a total gross floor area of approximately 5,883 square feet to approximately 8,227 square feet (customer floor area of approximately 5,552 square feet and 2,675 square feet of storage area) on a lot approximately 13,392 square feet in size. The project was originally approved by the Commission on June 1, 1989 as a building with four ground floor commercial spaces (one of which was 5,883 square feet), second floor offices, and an off-street loading dock.  
(Continued from Regular Meeting of June 7, 1990)  
(Proposed for continuation to July 19, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

9. CALTRANS Report on Earthquake Repair of Freeway Ramps.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

F. CONSENT CALENDAR

10. 90.106D (Nixon)  
2 BERKSHIRE WAY, northwest corner of Berkshire Way and Country Club Drive, Lot 18 in Assessor's Block 7273 - Request for Discretionary Review of Building Permit Application No. 8923109-S proposing a one-story addition to the existing split level single family building in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of July 9, 1990)  
NOTE: On June 11, 1990, the Commission passed a motion not to take Discretionary Review by a vote of 3-2, Commissioners Bierman and Engmann dissenting.

G. REGULAR CALENDAR

11. 89.284E (Maltzer)  
SAN ANDREAS EXPANSION #2 - Appeal of Preliminary Negative Declaration for the proposed expansion of the water treatment plant in San Mateo County from 120 mgd to 180 mgd, including the construction of a new reservoir, new ozone facilities, new pipeline and various other on- and off-site plant improvements.  
(Continued from Regular Meeting of June 28, 1990)
12. 90.118C (Green)  
1799 - 19TH AVENUE, northwest corner of Noriega Street, Lot 10 in Assessor's Block 2030 - Request for authorization of Conditional Use to establish an Automotive Service (Section 790.16 of the City Planning Code) on a lot 10,000 square feet in size within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to construct a two-story building containing street level service bays for oil changing/lubrication work on automobiles, and second floor office area on a lot approximately 10,000 square feet in size.  
(Continued from Regular Meeting of June 21, 1990)
13. (Hood)  
DWELLING UNIT MERGER GUIDELINES - Hearing on the proposed changes to the City Planning Commission's existing policies relating to the mergers of existing legal dwelling units and portions thereof. The proposed guidelines address the issues of the permanent loss of dwelling units from the City's stock of rental units, the loss of rent-controlled buildings through dwelling unit mergers, and compensation to tenants who are permanently and involuntarily displaced from dwelling units that are merged.
14. 90.155D (Nishimura)  
1075 VALENCIA STREET, Lot 15 in Assessor's Block 3616 - Request for Discretionary Review of Building Permit Application No. 9002531 for the proposed construction of a spiral staircase in order to merge two dwelling units into one dwelling unit located in the Valencia Street Neighborhood Commercial District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of June 14, 1990)
15. 90.113C (Nishimura)  
1298 OCEAN AVENUE, northeast corner of Plymouth Avenue, Lot 17 in Assessor's Block 3199 - Request for authorization of Conditional Use to establish an Automotive Repair use (Planning Code Section 711.59) entirely within a new building with a total floor area in excess of 4,000 square feet (Planning Code Section 711.11) on a lot in excess of 10,000 square feet (Planning Code Section 711.21) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building, and to construct a new building with

## Item #90.113C (Cont)

a total floor area of approximately 8,086 square feet entirely devoted to Automotive Repair (Planning Code Section 790.15) on a lot approximately 10,726 square feet in size.

(Continued from Regular Meeting of June 14, 1990)

16. 90.113C (Nishimura)  
1298 OCEAN AVENUE, northeast corner of Plymouth Avenue, Lot 17 in Assessor's Block 3199 - Request for authorization of Conditional Use to establish an Automotive Repair use (Planning Code Section 711.59) entirely within a new building with a total floor area in excess of 4,000 square feet (Planning Code Section 711.11) on a lot in excess of 10,000 square feet (Planning Code Section 711.21) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building, and to construct a new building with a total floor area of approximately 8,086 square feet entirely devoted to Automotive Repair (Planning Code Section 790.15) on a lot approximately 10,726 square feet in size.  
(Continued from Regular Meeting of June 14, 1990)
17. 89.651E (Sahm)  
2601 NEWHALL STREET, Lot 9 in Assessor's Block 5417, all of Assessor's Blocks 5422-A and 5428-A, and Lots 1-A and 1-Z in Assessor's Block 5431-A - Appeal of Preliminary Negative Declaration on the demolition of all buildings on Lucky Lager Brewery site.  
(Continued from Regular Meeting of July 5, 1990)  
NOTE: This item may be withdrawn. Call 558-6414 on Wednesday, July 11, 1990 for information.
18. Workshop and discussion of the Work Program and Budget of the Department of City Planning for Fiscal Year 1990-1991.  
(Continued from Regular Meeting of July 5, 1990)

## Adjournment.

NOTICE: Effective July 1, 1990, access to City Hall will be changed. This is to allow all members of the community evening access to City Hall. Access after hours (6:00 p.m. to midnight) on workdays will only be through the Van Ness Avenue entrance. Access at all other times will be unchanged.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

ANNOUNCEMENTS REGARDING AVAILABLE MATERIALS AND FUTURE MEETINGS:

NOTE: RESIDENCE ELEMENT: STAFF PROPOSAL FOR ADOPTION - Available at 450 McAllister Street, 4th Floor, July 13, 1990.

MISSION BAY MEETINGS SCHEDULED IN JULY:

- July 16 - Workshop on Development Agreement at 6:00 p.m., Room 2-C, City Hall Basement
- July 19 - Public hearing on the proposed Mission Bay Plan, the proposed Development Agreement, and the proposed amendments to the Master Plan Elements and Central Waterfront Plan.
- July 26 - Public hearing and consideration of the proposed amendments to the City Planning Code (addition of a new Article 9) and Zoning Map (Use and Height Districts), and other Mission Bay matters calendared for public hearing on July 19, 1990 - Certification of the Final Environmental Impact Report.

SPECIAL WORKSHOPS AND STUDY SESSIONS

There will be a general review workshop on the Residential Conservation Rezoning Study on July 19, 1990

There will be additional hearings as necessary before the Commission takes final action on the residential controls.

NOTE: The Appendix to the Study, showing the proposed height, depth and density on maps for individual properties, is now available for distribution at 450 McAllister Street, 4th Floor.

NOTICE OF FUTURE SPECIAL MEETINGS

Monday Special Meetings are scheduled for:

- July 23 - Discretionary Review, Tier 3 Cases - 4:00 p.m.
- August 13 - Discretionary Review, Tier 3 Cases - 4:00 p.m.
- August 27 - Discretionary Review, Tier 3 Cases - 4:00 p.m.

They will be held in Room 2-C, located in the Basement of City Hall.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 12, 1990  
ROOM 282, CITY HALL  
2:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

2:00 P.M.

G. REGULAR CALENDAR

19. 90.175ET (Nishimura)  
NEIGHBORHOOD COMMERCIAL DISTRICTS LOCATED CITY-WIDE - Board of  
Supervisors text amendment of City Planning Code Section  
179(d)(1)(f)(1) to extend the filing date of applications for  
Conditional Use authorization and/or other necessary permits to  
legalize as a nonconforming use any use which was permitted as a  
principal use at the time the use was established, but for which the  
required permits had not been obtained, or which was permitted as a  
conditional use at the time the use was established, but for which  
the required authorization and permits had not been obtained. The  
extension of filing is proposed for another three years until  
April 12, 1993.  
(Continued from Regular Meeting of June 21, 1990)

FOLLOWING REGULAR MEETING

H. EXECUTIVE SESSION

2. Discussion with City Attorney regarding pending law suit - Abigail  
Hotel.





55  
14  
1/16/90

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
JULY 16, 1990  
ROOM 2-C, CITY HALL BASEMENT  
6:00 P.M.

DOCUMENTS DEPT.

JUL 10 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

6:00 P.M.

A. SPECIAL WORKSHOP ON MISSION BAY

1. PROPOSED DEVELOPMENT AGREEMENT

2. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th and Townsend Streets, all or portions of Assessor's Blocks 3795-3798, 3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842, 3849-3853, 3880, 3940-3944, 3948, and 9900 - The proposed project includes 8,000 housing units; 4.8 million SF "back" office; 15 acres of community, cultural and other public facilities; 900,000 SF commercial/industrial; 735,000 SF retail; 500-room hotel; 68.8 acres of publicly-accessible open space and parks; and MUNI Metro storage/maintenance facilities.  
(Continued from Special Meeting of June 28, 1990)  
NOTE: THIS IS AN INFORMATIONAL WORKSHOP.

B. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

NOTICE: Effective July 1, 1990, access to City Hall will be changed. This is to allow all members of the community evening access to City Hall. Access after hours (6:00 p.m. to midnight) on workdays will only be through the Van Ness Avenue entrance. Access at all other times will be unchanged.

Adjournment.



5F  
55  
14  
19/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 19, 1990  
ROOM 282, CITY HALL  
12:30 P.M.

DOCUMENTS DEPT.

JUL 17 1990  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

12:30 P.M.

A. ITEMS TO BE CONTINUED

1. EXECUTIVE SESSION (Badiner)  
The purpose of the Executive Session is to confer with Legal Counsel regarding potential legal implications of proceedings on 731-747 Post Street/640-650 Geary Street (Islam Temple/Alcazar Theater) -- Case No. 83.462C.  
NOTE: The Executive Session is closed to the public.  
(Proposed for continuation to August 9, 1990)
2. 90.187D (Berkowitz)  
180-182 GRAYSTONE TERRACE, south side between Pemberton Place and Iron Alley, Lot 56 in Assessor's Block 2719-B - Request for Discretionary Review of Building Permit Application No. 9000510-S for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of July 12, 1990)  
(Proposed for continuation to a later date)
3. 89.684S (Miller)  
190 GRAYSTONE TERRACE, southwest side between Iron Alley and Pemberton Place, Lot 57 in Assessor's Block 2719-B - Review for consistency with the Master Plan of a Parcel Map for the subdivision of one lot into four lots in an RH-2 (House, Two-Family) district.  
NOTE: This is a Joint Hearing with the Department of Public Works.  
(Continued from Regular Meeting of July 5, 1990)  
(Proposed for continuation to August 30, 1990)

4. 89.676CV (Miller)  
1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276, in an RC-4 (Residential-Commercial Combined, High Density) district. OFF-STREET PARKING VARIANCE SOUGHT: The applicant seeks to establish a CHILD CARE FACILITY for up to 60 children with no off-street parking spaces when the City Planning Code would require two off-street parking spaces for this use. The proposed child care facility is also the subject of a request for Conditional Use authorization by the City Planning Commission (Case No. 89.676CV).  
(Continued from Regular Meeting of May 31, 1990)  
(Proposed for continuation to August 30, 1990)
5. 89.676CV (Miller)  
1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276 - Request for authorization of Conditional Use for a CHILD CARE FACILITY for up to 60 children (Kiddie Express) in an RC-4 (Residential-Commercial Combined, High Density) district. This project is also the subject of a request for an OFF-STREET PARKING VARIANCE (Case No. 89.676CV) to excuse the proposed facility from the two-space off-street parking requirement of the City Planning Code.  
(Continued from Regular Meeting of May 31, 1990)  
(Proposed for continuation to August 30, 1990)
6. 90.293C (Nishimura)  
1821 HAIGHT STREET, south side between Shrader and Stanyan Streets, Lot 17 in Assessor's Block 1249 - Request for authorization of Conditional Use to add other entertainment (as defined by Section 790.38 of the City Planning Code) within an existing bar in the Haight Street Neighborhood Commercial District. The other entertainment would be the addition of one billiard table within an existing beer and wine pub.  
(Proposed for continuation to July 26, 1990)
7. 90.190D (Badiner)  
620 POST STREET, north side of Post Street between Jones and Taylor Streets, with frontage on Cosmo Place, Lot 7 in Assessor's Block 298 - Discretionary Review on a Demolition Permit for a Category IV Preservation Building damaged by the October 17, 1989 earthquake in the C-3-G (Downtown General Commercial) district, an 80-130F Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The building is an unreinforced masonry hotel structure.  
(Continued from Regular Meeting of June 14, 1990)  
(Proposed for continuation to August 2, 1990)

#### B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each

B. PUBLIC COMMENT (Cont)

member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORTE. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

8. 90.068P (Green)  
4624 IRVING STREET, north side between 47th and 48th Avenues, Lot 21 in Assessor's Block 1703 - Request for Coastal Development Permit to allow the construction of a three-story, two-unit residential building within an RH-2 (House, Two-Family) district. The proposal is to demolish an existing one-story building used as storage to construct the proposed three-story, two-unit building on a lot approximately 2,500 square feet in size.  
(Public Hearing Closed and Continued from Regular Meeting of June 28, 1990)

NOTE: On May 31, 1990, the Commission passed a motion of intent to approve the request with modified language by a vote of 5-0, Commission Bierman absent.

F. REGULAR CALENDAR

9. 89.284E (Maltzer)  
SAN ANDREAS EXPANSION #2 - Appeal of Preliminary Negative Declaration for the proposed expansion of the water treatment plant in San Mateo County from 120 mgd to 180 mgd, including the construction of a new reservoir, new ozone facilities, new pipeline and various other on- and off-site plant improvements.  
(Continued from Regular Meeting of July 12, 1990)

10. 89.455XSHK (Badiner)  
501 GEARY STREET, southwest corner of Taylor Street with frontage on Shannon Street between Geary and O'Farrell Streets, Lots 1 and 26 in Assessor's Block 317 - Request for Determination of Downtown Plan Compliance (Section 309); Request for Exception to the height limit as permitted in Section 263.8; and Request for a Permit to Alter a Category I Preservation Building in the C-3-G (Downtown General Commercial) District, an 80-130-X Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The proposal is to seismically upgrade and renovate the structure, add a new annex building on Shannon Street, and add two occupied penthouses and an elevator penthouse to the roof of the hotel which is above the 80-foot base height limit.  
(Continued from Regular Meeting of July 5, 1990)

11. 89.657C (Badiner)  
1901 VAN NESS AVENUE, west side between Washington and Jackson Streets, Lots 1, 126, and 127 in Assessor's Block 599 - Request for authorization of Conditional Use as a PLANNED UNIT DEVELOPMENT (PUD) for a new residential structure over 40 feet in height, for exceptions to the bulk limits, for non-accessory parking, for exceptions to the unit exposure requirement, for demolition of an existing building classified as a tourist hotel but built as a residential structure, requiring a rear yard modification, for a project containing approximately 164 condominium units, 272 parking spaces, 6,000 square feet of ground floor retail, for property located in the Van Ness Avenue Special Use District and an 80-D Height and Bulk District.  
(Continued from Regular Meeting of June 28, 1990)

2:00 P.M.

12. 90.270C (Nishimura)  
1326 GRANT AVENUE, east side between Green and Vallejo Streets, Lot 28 in Assessor's Block 132 - Request for authorization of Conditional Use to establish a full-service restaurant (as defined by Section 790.92 of the City Planning Code) with a seating capacity of up to 34 persons within an approximate total area of 1,190 square feet within the North Beach Neighborhood Commercial District.  
(Continued from Regular Meeting of July 12, 1990)
13. 90.223C (Nishimura)  
2140 CLEMENT STREET, northeast corner of 23rd Avenue, Lot 13 in Assessor's Block 141 - Request for authorization of Conditional Use to add other entertainment (as defined by Section 790.38 of the City Planning Code) within an existing full-service restaurant and bar and to extend the hours open to the public to 2:00 a.m. within the Outer Clement Street Neighborhood Commercial District. The other entertainment would consist of a singer with a microphone and taped music to entertain in the Japanese karaoke style.
14. 90.382C (Chiong)  
4015 - 24TH STREET, south side between Noe and Castro Streets, Lot 32 in Assessor's Block 6507 - Request for authorization of Conditional Use to convert a large fast food establishment to a full-service restaurant with approximately 1,250 square feet and a seating capacity of up to 49 people within the 24th Street Noe Valley Neighborhood Commercial District.
15. 89.520C (Green)  
2095 - 19TH AVENUE, northwest corner of Quintara Street, Lot 12 in Assessor's Block 2139 - Request for authorization of Conditional Use to amend a previous Conditional Use authorization as set forth in City Planning Commission Motion No. 8270 for an existing Automotive Gasoline Service Station within an RH-2 (House, Two-Family) district

## Item #89.520C (Cont)

and Nonconforming Use. The proposal is to eliminate the existing automotive gasoline service station and to replace it with repair and car wash services on a lot approximately 6,375 square feet in size.  
(Continued from Regular Meeting of June 21, 1990)

16. 89.285C (McDonald)  
238 - 11TH STREET AND 117 KISSLING STREET, southwest corner of the intersection of 11th and Kissling Streets, Lots 69 and 70 in Assessor's Block 3516 - Request for authorization of Conditional Use to permit the construction of six residential units to approximately 4,700 square feet of retail space in an SLR (Service/Light Industrial/Residential Mixed Use) District with a 50-X Height and Bulk designation.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

4:30 P.M.

17. 88.378EC (Green)  
2545 NORIEGA STREET, southeast corner of 32nd Avenue, Lot 1 in Assessor's Block 2069 - Request for authorization of Conditional Use to modify a project previously authorized per City Planning Commission Motion No. 11672 for alteration of an existing building on a lot in excess of 10,000 square feet and to create one commercial tenant space in excess of 4,000 square feet in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to modify the previously approved project by expanding one ground floor commercial tenant space from a total gross floor area of approximately 5,883 square feet to approximately 8,227 square feet (customer floor area of approximately 5,552 square feet and 2,675 square feet of storage area) on a lot approximately 13,392 square feet in size. The project was originally approved by the Commission on June 1, 1989 as a building with four ground floor commercial spaces (one of which was 5,883 square feet), second floor offices, and an off-street loading dock.  
(Continued from Regular Meeting of July 12, 1990)

NOTE: DUE TO THE LENGTHY CALENDAR TODAY, TWO HOURS HAVE BEEN ALLOTTED TO THE HEARING ON THIS ITEM. IF NECESSARY, IT WILL BE CONTINUED TO JULY 26, 1990.

7:00 P.M.

18. 90.393ET (Skiffer)  
Hearing on proposed changes to the San Francisco Subdivision Code, amending Section 1396 and adding Section 1396-B to permit conversion of certain larger residential buildings. [Board of Supervisors' File Nos. 126-90-1 and 126-90-2].  
(Continued from Regular Meeting of June 28, 1990)



19. 86.505EMTZ (Bash)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street. The Mission Bay development proposal includes 8,000 housing units (3,000 affordable), 4.8 million square feet of office, 900,000 square feet of commercial/light industrial, 735,000 square feet of retail, a 500-room, 400,000 square feet hotel, fire and police stations, recreation and cultural centers, a school, a Public Utilities Commission, MUNI Metro storage, maintenance and administrative facility, a public facilities site, and about 69 acres of publicly-accessible open space and parks.
1. Consideration of the proposed Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation, as set forth in Chapter 56 of the Administrative Code.
  2. Consideration of amendments to the Master Plan, including:
    - a. Mission Bay Plan - Proposal for Adoption, for the area and development proposal described above.
    - b. Central Waterfront Plan to: (1) incorporate the Mission Bay Plan and its area into the Central Waterfront Plan by replacing the China Basin area, modifying the Central Basin area, and incorporating into the Central Waterfront Plan the two blocks between Third and Fourth Street at King Street; (2) modify the Central Basin area to exclude those portions within the Mission Bay area; (3) modify the land use, industry, maritime, commerce, residence, transportation, recreation and open space, and urban design policies to apply to the Showplace Square, North Potrero, Central Basin, Islais Creek and Lower Potrero areas; and (4) incorporate new information that has become available in the decade since adoption of the Central Waterfront Plan.
    - c. Maps in Master Plan Elements to incorporate the Mission Bay Plan, including the Residence, Commerce and Industry, Transportation, and Urban Design Elements; and policies in Commerce and Industry Element concerning displacement of industrial firms.

NOTE: NO ACTION WILL BE TAKEN ON THESE MISSION BAY MATTERS; AFTER RECEIVING PUBLIC TESTIMONY, THESE MATTERS WILL BE CONTINUED TO JULY 26 AND AUGUST 2, 1990 FOR FURTHER PUBLIC TESTIMONY. NO ACTION WILL BE TAKEN PRIOR TO AUGUST 2, 1990.

Adjournment.

NOTICE: Effective July 1, 1990, access to City Hall has been changed. This is to allow all members of the community evening access to City Hall. Access after hours (6:00 p.m. to midnight) on workdays will only be through the Van Ness Avenue entrance. Access at all other times will be unchanged.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

FUTURE MISSION BAY MEETINGS SCHEDULED:

- July 26 - Public hearing and consideration of the proposed amendments to the City Planning Code (addition of a new Article 9) and Zoning Map (Use and Height Districts), and other Mission Bay matters calendared for public hearing on July 19, 1990.
- August 2 - Public hearing and consideration of Mission Bay matters continued from July 19 and July 26 following receipt of public testimony; and proposed Certification of the Final Environmental Impact Report.

ADDITIONAL HEARINGS ON THIS MATTER WILL BE SCHEDULED IN AUGUST:

89.121ETZ (Ghosh)  
RESIDENTIAL CONSERVATION REZONING STUDY - Hearing on the Proposal for Citizen Review of the Residential Conservation Rezoning Study (Study). The Study covers all residential (RH and RM) districts with a height limit of 40 feet or less and proposes reclassification to RH-2 for about 1,730 lots with single- and two-family buildings and to RH-1 for about 120 lots with single-family buildings currently in RH-3 and RM districts, prevents demolition of sound single-family buildings in RH-2 districts unless the second permitted replacement unit is limited to 600 square feet in size, does not limit the size of the second unit if the existing single-family unit is not demolished, redefines the building envelope of new construction and alteration by proposing new building depth and height limits, revises the off-street parking requirements for new development and alterations, revises procedures for notification of proposed projects, and includes provisions for exceptions.

NOTICE OF FUTURE SPECIAL MEETINGS

Monday Special Meetings are scheduled for:

- July 23 - Discretionary Review, Tier 3 Cases - 4:00 p.m.

NOTICE OF FUTURE SPECIAL MEETINGS (Cont)

August 13 - Discretionary Review, Tier 3 Cases - 4:00 p.m.

August 27 - Discretionary Review, Tier 3 Cases - 4:00 p.m.

They will be held in Room 2-C, located in the Basement of City Hall.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF  
255  
7/14  
7/23/90  
Special

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
JULY 23, 1990  
ROOM 2-C, CITY HALL BASEMENT  
4:00 P.M.

DOCUMENTS DEPT.  
JUL 24 1990  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

4:00 P.M.

A. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

1. 90.129D (Nixon)  
62 MADRONE AVENUE, west side between Taraval and Ulloa Streets, Lot 12 in Assessor's Block 2920 - Discretionary Review of Building Permit Application No. 8914353 proposing an approximate 45 square-foot expansion of the ground and first stories and the addition of one story to the existing one-story over garage single family building located in an RH-1(D) (House, One-Family, Detached Dwellings) district with a 40-X Height and Bulk designation. (Public Hearing Closed and Continued from Special Meeting of July 9, 1990)

NOTE: On July 9, 1990, the Commission passed a motion to take Discretionary Review by a vote of 4-0, Commissioners Engmann, Boldridge and Hu absent.

2. 90.179D (Nixon)  
1108-1110 BALBOA STREET, north side between 12th and Funston Avenues, Lot 22 in Assessor's Block 1555 - Discretionary Review of Building Permit Application No. 8917324 proposing the addition of one story to the existing three-story, three dwelling unit building in an RH-2 (House, Two-Family) district with a 40-X Height and Bulk designation. (Public Hearing Closed and Continued from Special Meeting of July 9, 1990)

NOTE: On July 9, 1990, the Commission passed a motion to take Discretionary Review by a vote of 4-0, Commissioners Engmann, Boldridge and Hu absent.

B. SPECIAL CALENDAR

3. 89.666U (Berkowitz)  
1475 RANKIN STREET, northeast corner of Quesada Avenue, Lot 26 in Assessor's Block 5330 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8907157 for the CONSTRUCTION OF A TWO-STORY REAR YARD ADDITION to a single family house in an RH-1 (House, One-Family) district.  
(Continued from Special Meeting of June 25, 1990)

4. 90.201U (Berkowitz)  
173 MARSTON AVENUE, south side between City College and Edna Street, Lot 23 in Assessor's Block 3185 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8917627 for the CONSTRUCTION OF A SINGLE FAMILY DWELLING in an RH-1 (House, One-Family) district.
5. 90.280D (Berkowitz)  
2429 - 22ND AVENUE, east side between Taraval and Ulloa Streets, Lot 3-A in Assessor's Block 2403 - Request for Discretionary Review of Building Permit Application No. 9007137 for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY DWELLING in an RH-1 (House, One-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
6. 90.278D (Berkowitz)  
2850 FILBERT STREET, north side between Baker and Lyon Streets, Lot 16 in Assessor's Block 941 - Request for Discretionary Review of Building Permit Application No. 9002289 for the CONSTRUCTION OF A REAR YARD DECK in an RH-1 (House, One-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
7. 90.116D (Berkowitz)  
134-136 LAIDLEY STREET, south side between Harry and Fairmount Streets, Lot 11 in Assessor's Block 6665 - Request for Discretionary Review of Building Permit Application No. 8924538 for the CONSTRUCTION OF AN ADDITIONAL FLOOR OF OCCUPANCY FOR A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
8. 90.235D (Berkowitz)  
4444 IRVING STREET, northeast corner of 46th Avenue, Lot 25 in Assessor's Block 1705 - Request for Discretionary Review of Building Permit Application No. 8920479 for AN INTERIOR REMODEL OF A SINGLE FAMILY HOUSE in an RH-2 (House, Two-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing
9. 90.114U (Berkowitz)  
2344 ULLOA STREET, north side between 24th and 25th Avenues, Lot 20 in Assessor's Block 2401 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8924792 for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-1 (House, One-Family) district.

10. 89.669D (Blaauvelt)  
131-137 ARBOR STREET, south side between Swiss Avenue and Conrad Street, Lots 36-38 in Assessor's Block 7553 - Request for Discretionary Review of Building Permit Application Nos. 8919604-8919606 for the construction of three new single family dwellings on three separate lots, after demolition of an existing single family dwelling on one of the lots and of an existing garage on another lot, in an RH-1 (House, One-Family) district. The third lot is currently vacant.
- a) Consideration of Discretionary Review
  - b) Discretionary Review hearing

C. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

Adjournment.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTE: Special Discretionary Review meetings to be held on August 13 and August 27, 1990.





SF  
C55  
#14  
7/26/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
— SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 26, 1990  
ROOM 282, CITY HALL  
12:30 P.M.

DOCUMENTS CLERK

JUL 27 1990  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

12:30 P.M.

A. ITEMS TO BE CONTINUED

1. 83.462CCCC (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, between Jones and Leavenworth Streets, Lots 19-24 in Assessor's Block 304 - Modification of Conditions of Approval and Disapproval contained in Motion Nos. 10033, 11068, and 11829 for a Mixed Use Residential/Commercial structure with rehabilitation of the Alcazar Theater (Islam Temple) in the North of Market Residential Special Use District and an 80-130T Height and Bulk District. The Alcazar Theater is designated City Landmark No. 195.  
(Continued from Regular Meeting of July 12, 1990)  
(Proposed for continuation to August 23, 1990)
2. 90.297C (Green)  
1399 BUSH STREET (previously erroneously shown as 1899 Bush Street), southeast corner of Polk Street, Lot 12 in Assessor's Block 699 - Request for authorization of Conditional Use to develop a five-story parking garage with a total gross floor area over 3,000 square feet on a lot in excess of 10,000 square feet, and with an exception to the bulk limits within the Polk Street Neighborhood Commercial District. The proposal is to construct the parking garage with approximately 132 stalls, approximately 4,590 square feet of ground level retail floor area. The total gross floor area is approximately 73,860 square feet and Lot 12 is approximately 10,380 square feet. Finally, the building design proposes a diagonal dimension of approximately 147 feet. Section 270 of the City Planning Code requires a maximum plan dimension of 125 feet.  
(Proposed for continuation to August 2, 1990)

3. 88.729P (Gallagher)  
1547-1563 - 48TH AVENUE, west side between Kirkham and Lawton Streets  
- Application for a Coastal Zone Permit under City Planning Code  
Section 330 to construct five residential buildings with three units  
each after demolition of a skating rink.  
(Continued from Regular Meeting of May 24, 1990)  
(Proposed for continuation to August 30, 1990)
4. 90.175ET (Nishimura)  
NEIGHBORHOOD COMMERCIAL DISTRICTS LOCATED CITY-WIDE - Board of  
Supervisors text amendment of City Planning Code Section  
179(d)(1)(f)(1) to extend the filing date of applications for  
Conditional Use authorization and/or other necessary permits to  
legalize as a nonconforming use any use which was permitted as a  
principal use at the time the use was established, but for which the  
required permits had not been obtained, or which was permitted as a  
conditional use at the time the use was established, but for which  
the required authorization and permits had not been obtained. The  
extension of filing is proposed for another three years until  
April 12, 1993.  
(Continued from Regular Meeting of July 12, 1990)  
(Proposed for continuation to August 16, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

5. (Passmore)  
57 LA GRANDE AVENUE.
6. (Medina)  
LOWER POTRERO REZONING REQUEST/PG&E TANK SITE.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

F. REGULAR CALENDAR

7. 86.505EMTZ (Bash)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street,  
Fourth Street, The China Basin Channel, China Basin Street, Mariposa  
Street, Pennsylvania Street, Seventh Street, and Townsend Street;  
Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822,  
3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2

## Item #86.505EMTZ (Cont)

in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street. The Mission Bay development proposal includes 8,000 housing units (3,000 affordable), 4.8 million square feet of office, 900,000 square feet of commercial/light industrial, 735,000 square feet of retail, a 500-room, 400,000 square feet hotel, fire and police stations, recreation and cultural centers, a school, a Public Utilities Commission, MUNI Metro storage, maintenance and administrative facility, a public facilities site, and about 69 acres of publicly-accessible open space and parks.

1. Consideration of the proposed Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation, as set forth in Chapter 56 of the Administrative Code.
  2. Consideration of amendments to the Master Plan, including:
    - a. Mission Bay Plan - Proposal for Adoption, for the area and development proposal described above.
    - b. Central Waterfront Plan to: (1) incorporate the Mission Bay Plan and its area into the Central Waterfront Plan by replacing the China Basin area, modifying the Central Basin area, and incorporating into the Central Waterfront Plan the two blocks between Third and Fourth Street at King Street; (2) modify the Central Basin area to exclude those portions within the Mission Bay area; (3) modify the land use, industry, maritime, commerce, residence, transportation, recreation and open space, and urban design policies to apply to the Showplace Square, North Potrero, Central Basin, Islais Creek and Lower Potrero areas; and (4) incorporate new information that has become available in the decade since adoption of the Central Waterfront Plan.
    - c. Maps in Master Plan Elements to incorporate the Mission Bay Plan, including the Residence, Commerce and Industry, Transportation, and Urban Design Elements; and policies in Commerce and Industry Element concerning displacement of industrial firms.
- (Continued from Regular Meeting of July 19, 1990)

NOTE: NO ACTION WILL BE TAKEN ON THESE MISSION BAY MATTERS; AFTER RECEIVING PUBLIC TESTIMONY, THESE MATTERS WILL BE CONTINUED TO AUGUST 2, 1990 FOR FURTHER PUBLIC TESTIMONY. NO ACTION WILL BE TAKEN PRIOR TO AUGUST 2, 1990.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

4:00 P.M.

8. 89.284E (Maltzer)  
SAN ANDREAS EXPANSION #2 - Appeal of Preliminary Negative Declaration for the proposed expansion of the water treatment plant in San Mateo County from 120 mgd to 180 mgd, including the construction of a new reservoir, new ozone facilities, new pipeline and various other on- and off-site plant improvements.  
(Continued from Regular Meeting of July 19, 1990)
9. 89.651E (Sahm)  
2601 NEWHALL STREET, Lot 9 in Assessor's Block 5417, all of Assessor's Blocks 5422-A and 5428-A, and Lots 1-A and 1-Z in Assessor's Block 5431-A - Appeal of Preliminary Negative Declaration on the demolition of all buildings on Lucky Lager Brewery site.  
(Continued from Regular Meeting of July 12, 1990)
10. 90.293C (Nishimura)  
1821 HAIGHT STREET, south side between Shrader and Stanyan Streets, Lot 17 in Assessor's Block 1249 - Request for authorization of Conditional Use to add other entertainment (as defined by Section 790.38 of the City Planning Code) within an existing bar in the Haight Street Neighborhood Commercial District. The other entertainment would be the addition of one billiard table within an existing beer and wine pub.  
(Continued from Regular Meeting of July 19, 1990)
11. 90.083C (Nishimura)  
1430 - 17TH AVENUE, west side between Judah and Kirkham Streets, Lot 38 in Assessor's Block 1837 - Request for authorization of Conditional Use to construct a three-unit residential building after demolition of a single family house on a lot with a total area of 4,500 square feet when 1,500 square feet per dwelling unit is permitted within an RH-2 (House, Two-Family) district.
12. 90.344C (Nishimura)  
655 CLAY STREET, south side between Montgomery and Kearny Streets, Lot 43 in Assessor's Block 227 - Request for authorization of Conditional Use to establish a Small Fast Food Restaurant (as defined by Section 890.90 of the City Planning Code) in the basement, ground story and balcony levels, within a total area of approximately 1,550 square feet of an existing commercial space in the Chinatown Community Business District.
13. 90.382C (Chiong)  
4015 - 24TH STREET, south side between Noe and Castro Streets, Lot 32 in Assessor's Block 6507 - Request for authorization of Conditional Use to convert a large fast food establishment to a full-service restaurant with approximately 1,250 square feet and a seating capacity of up to 49 people within the 24th Street Noe Valley Neighborhood Commercial District.  
(Continued from Regular Meeting of July 19, 1990)

14. 89.520C (Green)  
2095 - 19TH AVENUE, northwest corner of Quintara Street, Lot 12 in Assessor's Block 2139 - Request for authorization of Conditional Use to amend a previous Conditional Use authorization as set forth in City Planning Commission Motion No. 8270 for an existing Automotive Gasoline Service Station within an RH-2 (House, Two-Family) district and Nonconforming Use. The proposal is to eliminate the existing automotive gasoline service station and to replace it with repair and car wash services on a lot approximately 6,375 square feet in size.  
(Continued from Regular Meeting of July 19, 1990)
15. 90.118C (Green)  
1799 - 19TH AVENUE, northwest corner of Noriega Street, Lot 10 in Assessor's Block 2030 - Request for authorization of Conditional Use to establish an Automotive Service (Section 790.16 of the City Planning Code) on a lot 10,000 square feet in size within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to construct a two-story building containing street level service bays for oil changing/lubrication work on automobiles, and second floor office area on a lot approximately 10,000 square feet in size.  
(Continued from Regular Meeting of July 12, 1990)
16. 89.658C (Green)  
1160 POLK STREET, east side between Sutter and Hemlock Streets, Lot 13 in Assessor's Block 692 - Request for authorization of Conditional Use to establish Other Entertainment commercial use within an existing bar in the Polk Street Neighborhood Commercial District. The proposal is to install one pool table, defined by Section 790.38 of the City Planning Code as Other Entertainment, within the existing bar which contains approximately 60 seats in approximately 1,518 square feet of floor area.
17. 89.619C (Green)  
198 VALENCIA STREET, northwest corner of Duboce Avenue, Lot 108 in Assessor's Block 3502 - Request for authorization of Conditional Use to establish an Automotive Repair Garage and Automotive Wash within a C-M (Heavy Commercial) District. The proposal is to construct an automotive repair facility performing minor repairs, including oil changing and lubrication jobs and an enclosed automatic recycling car wash on a lot approximately 9,000 square feet in size.  
(Continued from Regular Meeting of June 28, 1990)

5:30 P.M.

18. PROPOSED BERNAL HEIGHTS REZONING (Passmore)  
Amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code).

89.679Z

By amending the Zoning Map of the City and County of San Francisco for certain properties in the Bernal Heights Area generally bounded in the north and east area by Army Street, Folsom Street, and



## Item #89.679Z (Cont)

Powhattan Avenue; in the northwest area by Folsom Street and Cortland Avenue; and in the Holly Park Area by Alemany Boulevard and Cortland Avenue; and to reclassify these properties from an RH-2 to an RH-1 district and from an RH-3 to an RH-2 district [Board of Supervisors' File No. 36-89-5]; and

## 90.084T

By adding Section 242 to establish the Bernal Heights Special Use District and to impose restrictions on property within that district, including height, setback, rear yard, parking, curb cuts, garage door width, and demolition of residential structures, by adding Sections 134, 252.1, and by amending Sections 102, 132, 154, 155 and Table 151 of Section 151 to provide reference to Section 242 of this Code. [Board of Supervisors' File No. 81-90-1]; and

## 90.084Z

By amending the Zoning Map of the City and County of San Francisco to establish the boundaries for the Bernal Heights Special Use District in the area generally bounded by Army Street, Mission Street, Alemany Boulevard, and the James Lick Freeway. [Board of Supervisors' File No. 36-90-3].

NOTE: THE HEARING MAY BE CONTINUED TO AUGUST 9, 1990 AFTER 1 HOUR OF PUBLIC TESTIMONY.

6:30 P.M.

## 19. 88.378EC

(Green)  
2545 NORIEGA STREET, southeast corner of 32nd Avenue, Lot 1 in Assessor's Block 2069 - Request for authorization of Conditional Use to modify a project previously authorized per City Planning Commission Motion No. 11672 for alteration of an existing building on a lot in excess of 10,000 square feet and to create one commercial tenant space in excess of 4,000 square feet in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to modify the previously approved project by expanding one ground floor commercial tenant space from a total gross floor area of approximately 5,883 square feet to approximately 8,227 square feet (customer floor area of approximately 5,552 square feet and 2,675 square feet of storage area) on a lot approximately 13,392 square feet in size. The project was originally approved by the Commission on June 1, 1989 as a building with four ground floor commercial spaces (one of which was 5,883 square feet), second floor offices, and an off-street loading dock.

(Continued from Regular Meeting of July 19, 1990)

NOTE: DUE TO THE LENGTHY CALENDAR TODAY, TWO HOURS HAVE BEEN ALLOTTED TO THE HEARING ON THIS ITEM. IF NECESSARY, IT WILL BE CONTINUED TO A FUTURE DATE.

Adjournment.

NOTICE: Effective July 1, 1990, access to City Hall has been changed. This is to allow all members of the community evening access to City Hall. Access after hours (6:00 p.m. to midnight) on workdays will only be through the Van Ness Avenue entrance. Access at all other times will be unchanged.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

FUTURE MISSION BAY MEETING SCHEDULED:

July 30 - WORKSHOP - GENERAL REVIEW - 6:00 p.m., Room 282, City Hall.  
August 2 - Public hearing and consideration of Mission Bay matters continued from July 19 and July 26 following receipt of public testimony; and proposed Certification of the Final Environmental Impact Report.

ADDITIONAL HEARINGS ON THIS MATTER WILL BE SCHEDULED IN AUGUST AND SEPTEMBER:

89.121ETZ (Ghosh)  
RESIDENTIAL CONSERVATION REZONING STUDY - Hearing on the Proposal for Citizen Review of the Residential Conservation Rezoning Study (Study). The Study covers all residential (RH and RM) districts with a height limit of 40 feet or less and proposes reclassification to RH-2 for about 1,730 lots with single- and two-family buildings and to RH-1 for about 120 lots with single-family buildings currently in RH-3 and RM districts, prevents demolition of sound single-family buildings in RH-2 districts unless the second permitted replacement unit is limited to 600 square feet in size, does not limit the size of the second unit if the existing single-family unit is not demolished, redefines the building envelope of new construction and alteration by proposing new building depth and height limits, revises the off-street parking requirements for new development and alterations, revises procedures for notification of proposed projects, and includes provisions for exceptions.

NOTICE OF FUTURE SPECIAL MEETINGS

Monday Special Meetings are scheduled for:

August 13 - Discretionary Review, Tier 3 Cases - 4:00 p.m.  
August 27 - Discretionary Review, Tier 3 Cases - 4:00 p.m.

They will be held in Room 2-C, located in the Basement of City Hall.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.





ST  
055  
#14  
7/26/90  
Addendum

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 26, 1990  
ROOM 282, CITY HALL  
12:30 P.M.

DOCUMENTS DEPT.

JUL 26 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

12:30 P.M.

F. REGULAR CALENDAR

7. 86.505EMTZ (Bash)

MISSION BAY AREA

2. c. Maps in Master Plan Elements to incorporate the Mission Bay Plan, including the Residence, Commerce and Industry, Transportation, Urban Design Element and Community Facilities Elements; and policies in the Commerce and Industry Element concerning displacement of industrial firms.  
(Continued from Regular Meeting of July 19, 1990)

3. Consideration of amendments to the City Planning Code (Part II, Chapter II of the San Francisco Municipal Code) to add Article 9 concerning the proposed Mission Bay Plan and its area, including such items as Mission Bay use districts, uses permitted, zoning control tables, density provisions, height districts and methods of measurement and exceptions, building form articulation provisions, setbacks and projections, roof-top features, awnings and marquees, lot coverage and building separations, open space requirements, street tree and art work requirements, off-street parking and freight loading/service vehicle provisions, sign provisions, relationship to transportation management-resident training, and placement-childcare-office space limitation-historic preservation provisions, rules for nonconforming uses and non-complying structures, rules for conditional, temporary and accessory uses, and provisions for permit approval and enforcement.

4. Consideration of amendments to the Zoning Map (Use and Height Districts) by reclassifying the property: (1) from CM to MB-0, and from M-2 and P to MB-R-1, MB-R-2, MB-R-3, MB-0, MB-C1, MB-NC-S, MB-NC-2, MB-NC-3, MB-H, MB-OS, MB-CF, and M-1 Use Districts; and (2) from 40-X, 50-X, 80-B, 130-B, and 200-E Height and Bulk Districts to OS, 45, 55, 70, 85, 95, and 110 Height Districts.



ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
JULY 26, 1990  
ROOM 282, CITY HALL  
12:30 P.M.

DOCUMENTS DEPT.

JUL 26 1990

PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

12:30 P.M.

EXECUTIVE SESSION

PERSONNEL MATTERS - Interviews for Administrative Secretary to the City  
Planning Commission.

CPC 524



SF  
255  
#14  
7/30/90  
Special

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
JULY 30, 1990  
ROOM 282, CITY HALL  
6:00 P.M.

DOCUMENTS DEPT.

JUL 26 1990  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

6:00 P.M.

A. SPECIAL CALENDAR

1. 86.505EW (Bash)  
MISSION BAY, generally bounded by Third, China Basin, Mariposa, 7th  
and Townsend Streets, all or portions of Assessor's Blocks 3795-3798,  
3804-3806, 3809-3810, 3813, 3819, 3822, 3832, 3835, 3837-3842,  
3849-3853, 3880, 3940-3944, 3948, and 9900 - The proposed project  
includes 8,000 housing units; 4.8 million SF "back" office; 15 acres  
of community, cultural and other public facilities; 900,000 SF  
commercial/industrial; 735,000 SF retail; 500-room hotel; 68.8 acres  
of publicly-accessible open space and parks; and MUNI Metro  
storage/maintenance facilities.  
(Continued from Special Meeting of July 16, 1990)  
NOTE: THIS IS AN INFORMATIONAL WORKSHOP.

B. PUBLIC COMMENT

Each member of the public may address the Commission for up to three  
minutes. The President or chairperson may limit the time allotted for  
total testimony by all members of the public.

Adjournment.

CPC 526





SF  
255  
#14  
8/2/90

**NOTE:** For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 2, 1990  
BOARD OF SUPERVISORS' CHAMBERS  
12:30 P.M.

DOCUMENTS DEPT.

JUL 31 1990  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

12:30 P.M.

A. ITEMS TO BE CONTINUED

1. 90.241C (Green)  
3184 MISSION STREET, northeast corner of Valencia Street, Lots 14 and 15 in Assessor's Block 6574 - Request for authorization of Conditional Use to alter an existing LARGE FAST FOOD RESTAURANT (as defined by Section 790.90 of the City Planning Code) and to amend a previous conditional use authorization as set forth in City Planning Commission Motion No. 11418 in an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to modify an existing outdoor covered patio by enclosing the north and west sides with clear glass walls and installing a waterproof permanent roof system to allow year-round use. The project also includes a request to install signage on the south elevation of the building where such signage were previously prohibited by condition of the Planning Commission authorization (Motion No. 11418). The amount of seating and total floor area will remain the same.  
(Proposed for continuation to August 9, 1990)
2. 90.297C (Green)  
1399 BUSH STREET (previously erroneously shown as 1899 Bush Street), southeast corner of Polk Street, Lot 12 in Assessor's Block 669 - Request for authorization of Conditional Use to develop a five-story parking garage with a total gross floor area over 3,000 square feet on a lot in excess of 10,000 square feet, and with an exception to the bulk limits within the Polk Street Neighborhood Commercial District. The proposal is to construct the parking garage with approximately 132 stalls, approximately 4,590 square feet of ground level retail floor area. The total gross floor area is approximately 73,860 square feet and Lot 12 is approximately 10,380 square feet. Finally, the building design proposes a diagonal dimension of

## Item #90.297C (Cont)

approximately 147 feet. Section 270 of the City Planning Code requires a maximum plan dimension of 125 feet.

(Continued from Regular Meeting of July 26, 1990)

(Proposed for continuation to August 9, 1990)

3. 89.105EC (Miller)  
639 BRUNSWICK STREET AND 436 HANOVER STREET, between Lowell and Whittier Streets, Lots 11, 20, 54, and 10B (with an access easement over Lot 20D) in Assessor's Block 6490 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit the construction of up to SEVEN NEW ONE-FAMILY DWELLINGS and the RETENTION OF TWO EXISTING ONE-FAMILY DWELLINGS, generally as shown on plans accompanying the application, requiring exception from the otherwise-applicable City Planning Code standards for dwelling unit density and open space in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of June 28, 1990)  
(Proposed for continuation to August 23, 1990)
4. 90.113C (Nishimura)  
1298 OCEAN AVENUE, northeast corner of Plymouth Avenue, Lot 17 in Assessor's Block 3199 - Request for authorization of Conditional Use to establish an Automotive Repair use (Planning Code Section 711.59) entirely within a new building with a total floor area in excess of 4,000 square feet (Planning Code Section 711.11) on a lot in excess of 10,000 square feet (Planning Code Section 711.21) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building, and to construct a new building with a total floor area of approximately 8,086 square feet entirely devoted to Automotive Repair (Planning Code Section 790.15) on a lot approximately 10,726 square feet in size.  
(Continued from Regular Meeting of July 12, 1990)  
(Proposed for continuation to August 9, 1990)
5. 89.369EC (Nishimura)  
3301 MISSION STREET, southeast side between Fair and Virginia Avenues, Lot 32 in Assessor's Block 5615 - Request for authorization of Conditional Use pursuant to Section 161(j) of the City Planning Code to construct a three-story mixed use building with commercial space on the ground floor and six residential units on the second and third stories without the provision of six off-street parking spaces (required by Section 712.94 of the City Planning Code) on a lot with 25 feet of street frontage and 133.5 feet of depth totaling an area of 3,337.5 square feet within an NC-3 (Moderate-Scale Neighborhood Commercial) district.  
(Continued from Regular Meeting of July 12, 1990)  
(Proposed for continuation to August 9, 1990)
6. 86.505EMTZ (Oshima)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street - Certification of the Final Environmental Impact Report which evaluates mixed use development among various alternatives and variants.  
(Proposed for continuation to August 9, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORTE. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSEDF. REGULAR CALENDAR

7. 90.087E (Bauman)  
Certification of Final Environmental Impact Report on Amendments to the Residence Element of the Master Plan, including an assessment of housing need through 1995, new objectives dealing with seismic safety, affordability and homelessness, and update of programs related to housing.  
(Continued from Regular Meeting of May 17, 1990)

8. 90.087EM (Scott)  
CONSIDERATION OF ADOPTION OF PROPOSED REVISIONS TO THE RESIDENCE ELEMENT OF THE MASTER PLAN. The proposed revisions are an update of the Residence Element adopted in 1984; new information on housing and population is used where available; several new objectives related to seismic safety, affordability of housing and reduction of homelessness are added; the programs described in Part III of the Residence Element are reviewed and expanded; revised five-year goals for 3,400 units of new housing per year are set. Further revisions have been incorporated based on letters received and testimony at the April 26 and May 17, 1990 public hearings, subsequent workshops, and written comments received.

Copies of the RESIDENCE ELEMENT PROPOSAL FOR ADOPTION are available at the Department of City Planning and can be picked up without charge at 450 McAllister Street, 4th Floor, Room 403. Please call Lois Scott (558-6317) or Roger Herrera (558-6316) if you have any questions regarding this case.

(Continued from Regular Meeting of June 14, 1990)

9. 86.505EMTZ (Bash)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street. The Mission Bay development proposal includes 8,000 housing units (3,000 affordable), 4.8 million square feet of office, 900,000 square feet of commercial/light industrial, 735,000 square feet of retail, a 500-room, 400,000 square feet hotel, fire and police stations, recreation and cultural centers, a school, a Public Utilities Commission, MUNI Metro storage, maintenance and administrative facility, a public facilities site, and about 69 acres of publicly-accessible open space and parks.
1. Consideration of the proposed Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation, as set forth in Chapter 56 of the Administrative Code.
  2. Consideration of amendments to the Master Plan, including:
    - a. Mission Bay Plan - Proposal for Adoption, for the area and development proposal described above.
    - b. Central Waterfront Plan to: (1) incorporate the Mission Bay Plan and its area into the Central Waterfront Plan by replacing the China Basin area, modifying the Central Basin area, and incorporating into the Central Waterfront Plan the two blocks between Third and Fourth Street at King Street; (2) modify the Central Basin area to exclude those portions within the Mission Bay area; (3) modify the land use, industry, maritime, commerce, residence, transportation, recreation and open space, and urban design policies to apply to the Showplace Square, North Potrero, Central Basin, Islais Creek and Lower Potrero areas; and (4) incorporate new information that has become available in the decade since adoption of the Central Waterfront Plan.
    - c. Maps in Master Plan Elements to incorporate the Mission Bay Plan, including the Residence, Commerce and Industry, Transportation, Urban Design Element and Community Facilities Elements; and policies in the Commerce and Industry Element concerning displacement of industrial firms.
- (Continued from Regular Meeting of July 26, 1990)

3. Consideration of amendments to the City Planning Code (Part II, Chapter II of the San Francisco Municipal Code) to amend Sections 102, 201, and 202, and to add Article 9 concerning the proposed Mission Bay Plan and its area, including such items as Mission Bay use districts, uses permitted, zoning control tables, density provisions, height districts and methods of measurement and exceptions, building form articulation provisions, setbacks and projections, roof-top features, awnings and marquees, lot coverage and building separations, open space requirements, street tree and art work requirements, off-street parking and freight loading/service vehicle provisions, sign provisions, relationship to transportation management-resident training, and placement-childcare-office space limitation- historic preservation provisions, rules for nonconforming uses and non-complying structures, rules for conditional, temporary and accessory uses, and provisions for permit approval and enforcement.
4. Consideration of amendments to the Zoning Map (Use and Height Districts) by reclassifying the property: (1) from CM to MB-0, and from M-2 and P to MB-R-1, MB-R-2, MB-R-3, MB-0, MB-C1, MB-NC-S, MB-NC-2, MB-NC-3, MB-H, MB-OS, MB-CF, and M-1 Use Districts; and (2) from 40-X, 50-X, 80-B, 130-B, and 200-E Height and Bulk Districts to OS, 45, 55, 70, 85, 95, and 110 Height Districts.  
(Continued from Regular Meeting of July 26, 1990)

**NOTE: ACTIONS MAY BE TAKEN ON MISSION BAY MATTERS AFTER RECEIVING PUBLIC TESTIMONY.**

**Adjournment.**

**NOTICE:** Effective July 1, 1990, access to City Hall has been changed. This is to allow all members of the community evening access to City Hall. Access after hours (6:00 p.m. to midnight) on workdays will only be through the Van Ness Avenue entrance. Access at all other times will be unchanged.

**NOTE ON APPEALS:** Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

**ADDITIONAL HEARINGS ON THIS MATTER WILL BE SCHEDULED IN AUGUST AND SEPTEMBER.**

89.121ETZ

(Ghosh)

RESIDENTIAL CONSERVATION REZONING STUDY - Hearing on the Proposal for Citizen Review of the Residential Conservation Rezoning Study (Study). The Study covers all residential (RH and RM) districts with a height limit of 40 feet or less and proposes reclassification to RH-2 for about 1,730 lots with single- and two-family buildings and to RH-1 for about 120 lots with single-family buildings currently in RH-3 and RM districts, prevents demolition of sound single-family buildings in RH-2 districts unless the second permitted replacement unit is limited to 600 square feet in size, does not limit the size of the second unit if the existing single-family unit is not demolished, redefines the building envelope of new construction and alteration by proposing new building depth and height limits, revises the off-street parking requirements for new development and alterations, revises procedures for notification of proposed projects, and includes provisions for exceptions.

NOTICE OF FUTURE SPECIAL MEETINGS

Monday Special Meetings are scheduled for:

August 13 - Mission Bay Area - 6:00 - 9:30 p.m.  
August 27 - Discretionary Review, Tier 3 Cases - 4:00 p.m.

They will be held in Room 2-C, located in the Basement of City Hall.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.



SF  
C55  
#14  
8/6/90  
Special

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
AUGUST 6, 1990  
ROOM 2-C, CITY HALL BASEMENT  
6:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

6:00 P.M.

A. SPECIAL CALENDAR

1. 86.505EMTZ (Bash)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street. The Mission Bay development proposal includes 8,000 housing units (3,000 affordable), 4.8 million square feet of office, 900,000 square feet of commercial/light industrial, 735,000 square feet of retail, a 500-room, 400,000 square feet hotel, fire and police stations, recreation and cultural centers, a school, a Public Utilities Commission, MUNI Metro storage, maintenance and administrative facility, a public facilities site, and about 69 acres of publicly-accessible open space and parks.
1. Consideration of the proposed Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation, as set forth in Chapter 56 of the Administrative Code.
2. Consideration of amendments to the Master Plan, including:
  - a. Mission Bay Plan - Proposal for Adoption, for the area and development proposal described above.
  - b. Central Waterfront Plan to: (1) incorporate the Mission Bay Plan and its area into the Central Waterfront Plan by replacing the China Basin area, modifying the Central Basin area, and incorporating into the Central Waterfront Plan the two blocks between Third and Fourth Street at King Street; (2) modify the Central Basin area to exclude those portions within the Mission Bay area; (3) modify the land use, industry, maritime, commerce, residence, transportation, recreation and open space, and urban design policies to apply



## Item #86.505EMTZ (Cont)

To the Showplace Square, North Potrero, Central Basin, Islais Creek and Lower Potrero areas; and (4) incorporate new information that has become available in the decade since adoption of the Central Waterfront Plan.

- c. Maps in Master Plan Elements to incorporate the Mission Bay Plan, including the Residence, Commerce and Industry, Transportation, Urban Design Element and Community Facilities Elements; and policies in the Commerce and Industry Element concerning displacement of industrial firms.
3. Consideration of amendments to the City Planning Code (Part II, Chapter II of the San Francisco Municipal Code) to amend Sections 102, 201, and 202, and to add Article 9 concerning the proposed Mission Bay Plan and its area, including such items as Mission Bay use districts, uses permitted, zoning control tables, density provisions, height districts and methods of measurement and exceptions, building form articulation provisions, setbacks and projections, roof-top features, awnings and marquees, lot coverage and building separations, open space requirements, street tree and art work requirements, off-street parking and freight loading/service vehicle provisions, sign provisions, relationship to transportation management-resident training, and placement-childcare-office space limitation-historic preservation provisions, rules for nonconforming uses and non-complying structures, rules for conditional, temporary and accessory uses, and provisions for permit approval and enforcement.
4. Consideration of amendments to the Zoning Map (Use and Height Districts) by reclassifying the property: (1) from CM to MB-O, and from M-2 and P to MB-R-1, MB-R-2, MB-R-3, MB-O, MB-C1, MB-NC-S, MB-NC-2, MB-NC-3, MB-H, MB-OS, MB-CF, and M-1 Use Districts; and (2) from 40-X, 50-X, 80-B, 130-B, and 200-E Height and Bulk Districts to OS, 45, 55, 70, 85, 95, and 110 Height Districts.  
(Continued from Regular Meeting of August 2, 1990)

B. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the time allotted for total testimony by all members of the public.

Adjournment.

SF  
C55  
#14  
3/9/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

DOCUMENTS DEPT.

AUG 7 1990  
SAN FRANCISCO  
PUBLIC LIBRARY

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 9, 1990  
ROOM 282, CITY HALL  
1:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:00 P.M.

1. EXECUTIVE SESSION

(Badiner)

The purpose of the Executive Session is to confer with Legal Counsel regarding potential legal implications of proceedings on 731-747 Post Street/640-650 Geary Street (Islam Temple/Alcazar Theater) -- Case No. 83.462C.

NOTE: The Executive Session is closed to the public.  
(Continued from Regular Meeting of July 19, 1990)

A. ITEMS TO BE CONTINUED

2. 88.643E

(Bauman)

FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration on the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.  
(Continued from Regular Meeting of July 12, 1990)  
(Proposed for continuation to September 13, 1990)

3. 88.643M

(Liebermann)

FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the wharf area as an active working, commercial fishing port.  
(Continued from Regular Meeting of July 12, 1990)  
(Proposed for continuation to September 13, 1990)

4. 90.270C (Nishimura)  
1326 GRANT AVENUE, east side between Green and Vallejo Streets, Lot 28 in Assessor's Block 132 - Request for authorization of Conditional Use to establish a full-service restaurant (as defined by Section 790.92 of the City Planning Code) with a seating capacity of up to 34 persons within an approximate total area of 1,190 square feet within the North Beach Neighborhood Commercial District.  
(Continued from Regular Meeting of July 19, 1990)  
(Proposed for continuation to August 23, 1990)
5. 90.113C (Nishimura)  
1298 OCEAN AVENUE, northeast corner of Plymouth Avenue, Lot 17 in Assessor's Block 3199 - Request for authorization of Conditional Use to establish an Automotive Repair use (Planning Code Section 711.59) entirely within a new building with a total floor area in excess of 4,000 square feet (Planning Code Section 711.11) on a lot in excess of 10,000 square feet (Planning Code Section 711.21) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building, and to construct a new building with a total floor area of approximately 8,086 square feet entirely devoted to Automotive Repair (Planning Code Section 790.15) on a lot approximately 10,726 square feet in size.  
(Continued from Regular Meeting of August 2, 1990)  
(Proposed for continuation to September 13, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 88.378EC (Green)  
2545 NORIEGA STREET, southeast corner of 32nd Avenue, Lot 1 in Assessor's Block 2069 - Request for authorization of Conditional Use to modify a project previously authorized per City Planning Commission Motion No. 11672 for alteration of an existing building on a lot in excess of 10,000 square feet and to create one commercial tenant space in excess of 4,000 square feet in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to modify the previously approved project by expanding one ground floor commercial tenant space from a total gross floor area of approximately 5,883 square feet to approximately 8,227 square feet (customer floor area of approximately 5,552 square feet and 2,675 square feet of storage

## Item #88.378EC (Cont)

area) on a lot approximately 13,392 square feet in size. The project was originally approved by the Commission on June 1, 1989 as a building with four ground floor commercial spaces (one of which was 5,883 square feet), second floor offices, and an off-street loading dock.

(Public Hearing Closed and Continued from Regular Meeting of July 26, 1990)

NOTE: On July 26, 1990, the Commission passed a motion to disapprove by a vote of 6-1, Commissioner Hu dissenting.

F. REGULAR CALENDAR

7. 87.268E (Maltzer)  
POTRERO HILL SQUARE, 411 De Haro Street, between 17th and Mariposa Streets, Lots 4 (portion) and 6 in Assessor's Block 3980 - Appeal of Preliminary Negative Declaration for the proposed construction of a three-story, 83,000 gross square-foot commercial complex containing office, showroom, retail and restaurant space, with basement and ground-level parking for 142 vehicles and two-truck loading spaces.  
(Continued from Regular Meeting of July 12, 1990)
8. PROPOSED BERNAL HEIGHTS REZONING (Passmore)  
Amending Part II, Chapter II of the San Francisco Municipal Code (City Planning Code).

89.679Z

By amending the Zoning Map of the City and County of San Francisco for certain properties in the Bernal Heights Area generally bounded in the north and east area by Army Street, Folsom Street, and Powhattan Avenue; in the northwest area by Folsom Street and Cortland Avenue; and in the Holly Park Area by Alemany Boulevard and Cortland Avenue; and to reclassify these properties from an RH-2 to an RH-1 district and from an RH-3 to an RH-2 district [Board of Supervisors' File No. 36-89-5]; and

90.084T

By adding Section 242 to establish the Bernal Heights Special Use District and to impose restrictions on property within that district, including height, setback, rear yard, parking, curb cuts, garage door width, and demolition of residential structures, by adding Sections 134, 252.1, and by amending Sections 102, 132, 154, 155 and Table 151 of Section 151 to provide reference to Section 242 of this Code. [Board of Supervisors' File No. 81-90-1]; and

90.084Z

By amending the Zoning Map of the City and County of San Francisco to establish the boundaries for the Bernal Heights Special Use District in the area generally bounded by Army Street, Mission

## Item #8 (Cont)

Street, Alemany Boulevard, and the James Lick Freeway. [Board of Supervisors' File No. 36-90-3].

(Continued from Regular Meeting of July 26, 1990)

NOTE: DUE TO THE LENGTHY CALENDAR TODAY, ONE HOUR HAS BEEN ALLOTTED TO THE HEARING ON THIS ITEM. IF NECESSARY, IT WILL BE CONTINUED TO A FUTURE DATE.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

4:00 P.M.

9.

(Hood)

DWELLING UNIT MERGER GUIDELINES - Hearing on the proposed changes to the City Planning Commission's existing policies relating to the mergers of existing legal dwelling units and portions thereof. The proposed guidelines address the issues of the permanent loss of dwelling units from the City's stock of rental units, the loss of rent-controlled buildings through dwelling unit mergers, and compensation to tenants who are permanently and involuntarily displaced from dwelling units that are merged.

(Continued from Regular Meeting of July 12, 1990)

10. 90.190D

(Badiner)

620 POST STREET, north side of Post Street between Jones and Taylor Streets, with frontage on Cosmo Place, Lot 7 in Assessor's Block 298 - Discretionary Review on a Demolition Permit for a Category IV Preservation Building damaged by the October 17, 1989 earthquake in the C-3-G (Downtown General Commercial) district, an 80-130F Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The building is an unreinforced masonry hotel structure.

(Continued from Regular Meeting of July 19, 1990)

11. 90.241C

(Green)

3184 MISSION STREET, northeast corner of Valencia Street, Lots 14 and 15 in Assessor's Block 6574 - Request for authorization of Conditional Use to alter an existing LARGE FAST FOOD RESTAURANT (as defined by Section 790.90 of the City Planning Code) and to amend a previous conditional use authorization as set forth in City Planning Commission Motion No. 11418 in an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to modify an existing outdoor covered patio by enclosing the north and west sides with clear glass walls and installing a waterproof permanent roof system to allow year-round use. The project also includes a request to install signage on the south elevation of the building where such signage were previously prohibited by condition of the Planning Commission authorization (Motion No. 11418). The amount of seating and total floor area will remain the same.

(Continued from Regular Meeting of August 2, 1990)

12. 90.297C (Green)  
1399 BUSH STREET (previously erroneously shown as 1899 Bush Street), southeast corner of Polk Street, Lot 12 in Assessor's Block 669 - Request for authorization of Conditional Use to develop a five-story parking garage with a total gross floor area over 3,000 square feet on a lot in excess of 10,000 square feet, and with an exception to the bulk limits within the Polk Street Neighborhood Commercial District. The proposal is to construct the parking garage with approximately 132 stalls, approximately 4,590 square feet of ground level retail floor area. The total gross floor area is approximately 73,860 square feet and Lot 12 is approximately 10,380 square feet. Finally, the building design proposes a diagonal dimension of approximately 147 feet. Section 270 of the City Planning Code requires a maximum plan dimension of 125 feet.  
(Continued from Regular Meeting of August 2, 1990)
13. 89.369EC (Nishimura)  
3301 MISSION STREET, southeast side between Fair and Virginia Avenues, Lot 32 in Assessor's Block 5615 - Request for authorization of Conditional Use pursuant to Section 161(j) of the City Planning Code to construct a three-story mixed use building with commercial space on the ground floor and six residential units on the second and third stories without the provision of six off-street parking spaces (required by Section 712.94 of the City Planning Code) on a lot with 25 feet of street frontage and 133.5 feet of depth totaling an area of 3,337.5 square feet within an NC-3 (Moderate-Scale Neighborhood Commercial) district.  
(Continued from Regular Meeting of August 2, 1990)

5:30 P.M.

14. 86.505EMTZ (Oshima)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street - Certification of the Final Environmental Impact Report which evaluates mixed use development among various alternatives and variants. Public hearing closed. No public testimony will be taken.  
(Continued from Regular Meeting of August 2, 1990)
15. 86.505EMTZ (Bash)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street. The Mission Bay development proposal includes 8,000 housing units (3,000 affordable), 4.8 million square feet of office, 900,000 square feet of commercial/light industrial, 735,000 square feet of retail, a 500-room, 400,000 square feet hotel,



## Item #86.505EMTZ (Cont)

fire and police stations, recreation and cultural centers, a school, a Public Utilities Commission, MUNI Metro storage, maintenance and administrative facility, a public facilities site, and about 69 acres of publicly-accessible open space and parks.

1. Consideration of the proposed Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation, as set forth in Chapter 56 of the Administrative Code.
2. Consideration of amendments to the Master Plan, including:
  - a. Mission Bay Plan - Proposal for Adoption, for the area and development proposal described above.
  - b. Central Waterfront Plan to: (1) incorporate the Mission Bay Plan and its area into the Central Waterfront Plan by replacing the China Basin area, modifying the Central Basin area, and incorporating into the Central Waterfront Plan the two blocks between Third and Fourth Street at King Street; (2) modify the Central Basin area to exclude those portions within the Mission Bay area; (3) modify the land use, industry, maritime, commerce, residence, transportation, recreation and open space, and urban design policies to apply to the Showplace Square, North Potrero, Central Basin, Islais Creek and Lower Potrero areas; and (4) incorporate new information that has become available in the decade since adoption of the Central Waterfront Plan.
  - c. Maps in Master Plan Elements to incorporate the Mission Bay Plan, including the Residence, Commerce and Industry, Transportation, Urban Design Element and Community Facilities Elements; and policies in the Commerce and Industry Element concerning displacement of industrial firms.
3. Consideration of amendments to the City Planning Code (Part II, Chapter II of the San Francisco Municipal Code) to amend Sections 102, 201, and 202, and to add Article 9 concerning the proposed Mission Bay Plan and its area, including such items as Mission Bay use districts, uses permitted, zoning control tables, density provisions, height districts and methods of measurement and exceptions, building form articulation provisions, setbacks and projections, roof-top features, awnings and marquees, lot coverage and building separations, open space requirements, street tree and art work requirements, off-street parking and freight loading/service vehicle provisions, sign provisions, relationship to transportation management-resident training, and placement-childcare-office space limitation-historic preservation provisions, rules for nonconforming uses and non-complying structures, rules for conditional, temporary and accessory uses, and provisions for permit approval and enforcement.



## Item #86.505EMTZ (Cont)

4. Consideration of amendments to the Zoning Map (Use and Height Districts) by reclassifying the property: (1) from CM to MB-O, and from M-2 and P to MB-R-1, MB-R-2, MB-R-3, MB-O, MB-C1, MB-NC-S, MB-NC-2, MB-NC-3, MB-H, MB-OS, MB-CF, and M-1 Use Districts; and (2) from 40-X, 50-X, 80-B, 130-B, and 200-E Height and Bulk Districts to OS, 45, 55, 70, 85, 95, and 110 Height Districts.

(Continued from Special Meeting of August 6, 1990)

## Adjournment.

NOTICE: Effective July 1, 1990, access to City Hall has been changed. This is to allow all members of the community evening access to City Hall. Access after hours (6:00 p.m. to midnight) on workdays will only be through the Van Ness Avenue entrance. Access at all other times will be unchanged.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTICE OF FUTURE SPECIAL MEETINGS

89.121ETZ

(Ghosh)

RESIDENTIAL CONSERVATION REZONING STUDY - Hearings on the Proposal for Citizen Review of the Residential Conservation Rezoning Study will be scheduled in August and September. The Study covers all residential (RH and RM) districts with a height limit of 40 feet or less and proposes reclassification to RH-2 for about 1,730 lots with single- and two-family buildings and to RH-1 for about 120 lots with single-family buildings currently in RH-3 and RM districts, prevents demolition of sound single-family buildings in RH-2 districts unless the second permitted replacement unit is limited to 600 square feet in size, does not limit the size of the second unit if the existing single-family unit is not demolished, redefines the building envelope of new construction and alteration by proposing new building depth and height limits, revises the off-street parking requirements for new development and alterations, revises procedures for notification of proposed projects, and includes provisions for exceptions.

(Continued from Regular Meeting of July 12, 1990)

Monday Special Meetings are scheduled for:

August 13 - Mission Bay Area - 6:00 - 9:30 p.m.  
August 27 - Discretionary Review, Tier 3 Cases - 4:00 p.m.

They will be held in Room 2-C, located in the Basement of City Hall.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF  
C55  
#14  
8/9/90

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 9, 1990  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

AUG 9 1990  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

1:00 P.M.

A. ITEMS TO BE CONTINUED

- 5a. 89.543L (Marsh)  
BUENA VISTA NORTH HISTORIC DISTRICT, area generally bounded by Divisadero Street to the east, Masonic Avenue to the west, Haight Street to the south and Oak Street to the north; the subject Historic District includes all or portions thereof of the following Assessor's Blocks 1215, 1218, 1219, 1220, 1221, 1222, 1233, 1234, 1235, 1236, 1237, 1240, and 1241 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider the designation of a Buena Vista North Historic District pursuant to Article 10 of the City Planning Code.  
(Continued from Regular Meeting of June 7, 1990)  
(Proposed for continuation to September 20, 1990)  
NOTE: On June 7, 1990, the Commission passed a motion of intent to approve by a vote of 6-0, Commissioner Sewell absent.
- 5b. 90.087E (Bauman)  
Certification of Final Environmental Impact Report on Amendments to the Residence Element of the Master Plan, including an assessment of housing need through 1995, new objectives dealing with seismic safety, affordability and homelessness, and update of programs related to housing.  
(Continued from Regular Meeting of August 2, 1990)  
(Proposed for continuation to August 16, 1990)
- 5c. 90.087EM (Scott)  
CONSIDERATION OF ADOPTION OF PROPOSED REVISIONS TO THE RESIDENCE ELEMENT OF THE MASTER PLAN. The proposed revisions are an update of the Residence Element adopted in 1984; new information on housing and population is used where available; several new objectives related to seismic safety, affordability of housing and reduction of homelessness are added; the programs described in Part III of the Residence Element are reviewed and expanded; revised five-year goals

## Item #90.087EM (Cont)

for 3,400 units of new housing per year are set. Further revisions have been incorporated based on letters received and testimony at the April 26 and May 17, 1990 public hearings, subsequent workshops, and written comments received.

Continued from Regular Meeting of August 2, 1990)

(Proposed for continuation to August 16, 1990)

NOTE: Copies of the RESIDENCE ELEMENT PROPOSAL FOR ADOPTION are available at the Department of City Planning and can be picked up without charge at 450 McAllister Street, 4th Floor, Room 403. Please call Lois Scott (558-6317) or Roger Herrera (558-6316) if you have any questions regarding this case.

- 5d. 90.491ET (Skiffer)  
TEXT AMENDMENTS TO CITY PLANNING CODE - Consideration of initiation of amendments to the City Planning Code to permit homeless shelters city-wide as a principal or conditional use.  
(Proposed for continuation to August 16, 1990)

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
MONDAY

AUGUST 13, 1990  
ROOM 2-C, CITY HALL BASEMENT  
6:00 P.M.

AUG 14 1990

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Johnson and Sewell.

SAN FRANCISCO  
PUBLIC LIBRARY

6:00 P.M.

A. ITEMS TO BE CONTINUED

1. 89.475D (Nixon)  
738 DUNCAN STREET, north side between Diamond and Douglass Streets,  
Lot 6-A in Assessor's Block 6588 - Discretionary Review of Building  
Permit Application No. 8908942 proposing a rear extension and  
one-story addition to the existing one-story over garage single  
family building in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Special Meeting of  
July 9, 1990)  
(Proposed for continuation to August 23, 1990)  
NOTE: On July 9, 1990, the Commission passed a motion to take  
Discretionary Review by a vote of 4-0, Commissioners Engmann,  
Boldridge and Hu absent.  
NOTE: AIA panel met on May 9, 1990. Recommendation was not accepted  
by the neighborhood.

B. REGULAR CALENDAR

2. 86.505EMTZ (Bash)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street,  
Fourth Street, the China Basin Channel, China Basin Street, Mariposa  
Street, Pennsylvania Street, Seventh Street, and Townsend Street;  
Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822,  
3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2  
in Block 3940; portion of Block 3941 westerly of China Basin Street;  
Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900  
along China Basin Street. The Mission Bay development proposal  
includes 8,000 housing units (3,000 affordable), 4.8 million square  
feet of office, 900,000 square feet of commercial/light industrial,  
735,000 square feet of retail, a 500-room, 400,000 square feet hotel,  
fire and police stations, recreation and cultural centers, a school,  
a Public Utilities Commission, MUNI Metro storage, maintenance and  
administrative facility, a public facilities site, and about 69 acres  
of publicly-accessible open space and parks.

## Item #86.505EMTZ (Cont)

1. Consideration of the proposed Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation, as set forth in Chapter 56 of the Administrative Code.
2. Consideration of amendments to the Master Plan, including:
  - a. Mission Bay Plan - Proposal for Adoption, for the area and development proposal described above.
  - b. Central Waterfront Plan to: (1) incorporate the Mission Bay Plan and its area into the Central Waterfront Plan by replacing the China Basin area, modifying the Central Basin area, and incorporating into the Central Waterfront Plan the two blocks between Third and Fourth Street at King Street; (2) modify the Central Basin area to exclude those portions within the Mission Bay area; (3) modify the land use, industry, maritime, commerce, residence, transportation, recreation and open space, and urban design policies to apply to the Showplace Square, North Potrero, Central Basin, Islais Creek and Lower Potrero areas; and (4) incorporate new information that has become available in the decade since adoption of the Central Waterfront Plan.
  - c. Maps in Master Plan Elements to incorporate the Mission Bay Plan, including the Residence, Commerce and Industry, Transportation, Urban Design Element and Community Facilities Elements; and policies in the Commerce and Industry Element concerning displacement of industrial firms.
3. Consideration of amendments to the City Planning Code (Part II, Chapter II of the San Francisco Municipal Code) to amend Sections 102, 201, and 202, and to add Article 9 concerning the proposed Mission Bay Plan and its area, including such items as Mission Bay use districts, uses permitted, zoning control tables, density provisions, height districts and methods of measurement and exceptions, building form articulation provisions, setbacks and projections, roof-top features, awnings and marquees, lot coverage and building separations, open space requirements, street tree and art work requirements, off-street parking and freight loading/service vehicle provisions, sign provisions, relationship to transportation management/resident training, and placement/childcare/office space limitation/historic preservation provisions, rules for nonconforming uses and non-complying structures, rules for conditional, temporary and accessory uses, and provisions for permit approval and enforcement.
4. Consideration of amendments to the Zoning Map (Use and Height Districts) by reclassifying the property: (1) from CM to MB-0, and from M-2 and P to MB-R-1, MB-R-2, MB-R-3, MB-0, MB-C1, MB-NC-S, MB-NC-2, MB-NC-3, MB-H, MB-OS, MB-CF, and M-1 Use

## Item #86.505EMTZ (Cont)

Districts; and (2) from 40-X, 50-X, 80-B, 130-B, and 200-E Height and Bulk Districts to OS, 45, 55, 70, 85, 95, and 110 Height Districts.  
(Continued from Regular Meeting of August 9, 1990)

NOTE: THIS HEARING WILL BE ADJOURNED TO AUGUST 16, 1990 AT 5:00 p.m. OR LATER.

C. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

Adjournment.

CPC 532





SF  
255  
#14  
8/16/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 16, 1990  
ROOM 282, CITY HALL  
1:00 P.M.

DOCUMENTS DEPT.

AUG 14 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick/Johnson and Sewell.

1:00 P.M.

1. EXECUTIVE SESSION

(Badiner)

The purpose of the Executive Session is to confer with Legal Counsel regarding potential legal implications of proceedings on 731-747 Post Street/640-650 Geary Street (Islam Temple/Alcazar Theater) -- Case No. 83.462C.

NOTE: The Executive Session is closed to the public.

(Continued from Regular Meeting of August 9, 1990)

A. ITEMS TO BE CONTINUED

2. 83.462CCCC

(Badiner)

731-747 POST STREET AND 640-650 GEARY STREET, between Jones and Leavenworth Streets, Lots 19-24 in Assessor's Block 304 - Modification of Conditions of Approval and Disapproval contained in Motion Nos. 10033, 11068, and 11829 for a Mixed Use Residential/Commercial structure with rehabilitation of the Alcazar Theater (Islam Temple) in the North of Market Residential Special Use District and an 80-130T Height and Bulk District. The Alcazar Theater is designated City Landmark No. 195.

(Continued from Regular Meeting of July 26, 1990)

(Proposed for continuation to August 23, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT3. REPORT ON BUILDING AT 530 - 43RD AVENUE

4. (Blazej)  
Consideration by the City Planning Commission of a proposal to acquire the remaining portion of Ocean Beach Parcel 4 for public open space, consistent with City Planning Commission Motion No. 9633-M.  
NOTE: Public testimony will be limited to 15 minutes.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

5. 88.378EC (Green)  
2545 NORIEGA STREET, southeast corner of 32nd Avenue, Lot 1 in Assessor's Block 2069 - Request for authorization of Conditional Use to modify a project previously authorized per City Planning Commission Motion No. 11672 for alteration of an existing building on a lot in excess of 10,000 square feet and to create one commercial tenant space in excess of 4,000 square feet in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to modify the previously approved project by expanding one ground floor commercial tenant space from a total gross floor area of approximately 5,883 square feet to approximately 8,227 square feet (customer floor area of approximately 5,552 square feet and 2,675 square feet of storage area) on a lot approximately 13,392 square feet in size. The project was originally approved by the Commission on June 1, 1989 as a building with four ground floor commercial spaces (one of which was 5,883 square feet), second floor offices, and an off-street loading dock.  
(Public Hearing Closed and Continued from Regular Meeting of August 9, 1990)  
NOTE: On July 26, 1990, the Commission passed a motion to disapprove by a vote of 6-1, Commissioner Hu dissenting.
6. 90.179D (Nixon)  
1108-1110 BALBOA STREET, north side between 12th and Funston Avenues, Lot 22 in Assessor's Block 1555 - Discretionary Review of Building Permit Application No. 8917324 proposing the addition of one story to the existing three-story, three dwelling unit building in an RH-2 (House, Two-Family) district with a 40-X Height and Bulk designation.  
(Public Hearing Closed and Continued from Special Meeting of July 23, 1990)  
NOTE: On July 9, 1990, the Commission passed a motion to take Discretionary Review by a vote of 4-0, Commissioners Engmann, Boldridge and Hu absent.

7. 90.087E (Bauman)  
Certification of Final Environmental Impact Report on Amendments to the Residence Element of the Master Plan, including an assessment of housing need through 1995, new objectives dealing with seismic safety, affordability and homelessness, and update of programs related to housing.  
(Public Hearing Closed and Continued from Regular Meeting of August 9, 1990)

F. REGULAR CALENDAR

8. 90.087EM (Scott)  
CONSIDERATION OF ADOPTION OF PROPOSED REVISIONS TO THE RESIDENCE ELEMENT OF THE MASTER PLAN. The proposed revisions are an update of the Residence Element adopted in 1984; new information on housing and population is used where available; several new objectives related to seismic safety, affordability of housing and reduction of homelessness are added; the programs described in Part III of the Residence Element are reviewed and expanded; revised five-year goals for 4,080 units of new housing per year are set. Further revisions have been incorporated based on letters received and testimony at the April 26, May 17, and August 2, 1990 public hearings, workshops, and written comments received.  
(Continued from Regular Meeting of August 9, 1990)

NOTE: Copies of the RESIDENCE ELEMENT PROPOSAL FOR ADOPTION are available at the Department of City Planning and can be picked up without charge at 450 McAllister Street, 4th Floor, Room 403. Please call Lois Scott (558-6317) or Roger Herrera (558-6316) if you have any questions regarding this case.

9. 90.175ET (Nishimura)  
NEIGHBORHOOD COMMERCIAL DISTRICTS LOCATED CITY-WIDE - Board of Supervisors text amendment of City Planning Code Section 179(d)(1)(f)(1) to extend the filing date of applications for Conditional Use authorization and/or other necessary permits to legalize as a nonconforming use any use which was permitted as a principal use at the time the use was established, but for which the required permits had not been obtained, or which was permitted as a conditional use at the time the use was established, but for which the required authorization and permits had not been obtained. The extension of filing is proposed for another three years until April 12, 1993.  
(Continued from Regular Meeting of July 26, 1990)

10. 88.500EZ (Miller)  
1208-1250 JONES STREET AND 1298 SACRAMENTO STREET, east side of Jones Street between Sacramento and Clay Streets, Lots 27, 30, 43, 44/55, 58/88, 90, 125, and 126 in Assessor's Block 217, in an RM-4 (Mixed Residential, High Density) district (Lots 27, 43, and 125, and

## Item #88.500EZ (Cont)

portions of Lots 44/55, 58/88, and 90) and an RM-3 (Mixed Residential, Medium Density) district (Lots 126 and the remainder of Lots 44/55, 58/88, and 90) - Request for Reclassification of Property to extend the boundary of the Nob Hill Special Use District to include the subject lots.

11. 89.411ET (Miller)  
Consideration of proposed text changes to the City Planning Code amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code) by amending Section 238 thereof, relating to eating and drinking uses, private clubs, conversion of dwelling units to tourist or transient or non-residential use, and commercial office use in the Nob Hill Special Use District.

NOTE: Due to the length of today's agenda, public testimony will be limited and, if necessary, the hearing on this matter will be continued to August 30, 1990.

12. 90.297C (Green)  
1399 BUSH STREET (previously erroneously shown as 1899 Bush Street), southeast corner of Polk Street, Lot 12 in Assessor's Block 669 - Request for authorization of Conditional Use to develop a five-story parking garage with a total gross floor area over 3,000 square feet on a lot in excess of 10,000 square feet, and with an exception to the bulk limits within the Polk Street Neighborhood Commercial District. The proposal is to construct the parking garage with approximately 132 stalls, approximately 4,590 square feet of ground level retail floor area. The total gross floor area is approximately 73,860 square feet and Lot 12 is approximately 10,380 square feet. Finally, the building design proposes a diagonal dimension of approximately 147 feet. Section 270 of the City Planning Code requires a maximum plan dimension of 125 feet.  
(Continued from Regular Meeting of August 9, 1990)

13. 90.381C (Green)  
2800 CALIFORNIA STREET (#101), north side between Divisadero and Broderick Streets, Lots 37/51 in Assessor's Block 1025 - Request for authorization of Conditional Use to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 of the City Planning Code on the ground floor of an existing four-story mixed use building within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to install a gourmet food and dessert shop with seating for up to 24 persons in approximately 1,146 square feet of floor area.

---

NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.

---

14. 88.649C (Green)  
624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and to construct one of the following alternative projects: (a) two-story commercial building without any residential units; (b) three-story mixed use building containing ground floor commercial area, second floor office area, and one-third floor dwelling unit with no off-street parking provisions; or (c) three-story mixed use building containing ground floor commercial area, and two dwelling units on the second and third floors with no off-street parking provisions. Alternative schemes (b) and (c) would also require Conditional Use authorization to reduce the residential off-street requirements. Lot 22 is approximately 2,400 square feet in size.

5:00 P.M.

15. 86.505EMTZ (Oshima)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street - Certification of the Final Environmental Impact Report which evaluates mixed use development among various alternatives and variants. Public hearing closed. No public testimony will be taken. (Continued from Regular Meeting of August 9, 1990)
16. 86.505EMTZ (Bash)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street. The Mission Bay development proposal includes 8,000 housing units (3,000 affordable), 4.8 million square feet of office, 900,000 square feet of commercial/light industrial, 735,000 square feet of retail, a 500-room, 400,000 square feet hotel, fire and police stations, recreation and cultural centers, a school, a Public Utilities Commission, MUNI Metro storage, maintenance and administrative facility, a public facilities site, and about 69 acres of publicly-accessible open space and parks.
1. Consideration of Resolution to approve Development Agreement fee of \$552,720 for period of May 1, 1990 to April 30, 1991.
  2. Consideration of the proposed Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation, as set forth in Chapter 56 of the Administrative Code.



## Item #86.505EMTZ (Cont)

3. Consideration of amendments to the Master Plan, including:
  - a. Mission Bay Plan - Proposal for Adoption, for the area and development proposal described above.
  - b. Central Waterfront Plan to: (1) incorporate the Mission Bay Plan and its area into the Central Waterfront Plan by replacing the China Basin area, modifying the Central Basin area, and incorporating into the Central Waterfront Plan the two blocks between Third and Fourth Street at King Street; (2) modify the Central Basin area to exclude those portions within the Mission Bay area; (3) modify the land use, industry, maritime, commerce, residence, transportation, recreation and open space, and urban design policies to apply to the Showplace Square, North Potrero, Central Basin, Islais Creek and Lower Potrero areas; and (4) incorporate new information that has become available in the decade since adoption of the Central Waterfront Plan.
  - c. Maps in Master Plan Elements to incorporate the Mission Bay Plan, including the Residence, Commerce and Industry, Transportation, Urban Design Element and Community Facilities Elements; and policies in the Commerce and Industry Element concerning displacement of industrial firms.
4. Consideration of amendments to the City Planning Code (Part II, Chapter II of the San Francisco Municipal Code) to amend Sections 102, 201, and 202, and to add Article 9 concerning the proposed Mission Bay Plan and its area, including such items as Mission Bay use districts, uses permitted, zoning control tables, density provisions, height districts and methods of measurement and exceptions, building form articulation provisions, setbacks and projections, roof-top features, awnings and marquees, lot coverage and building separations, open space requirements, street tree and art work requirements, off-street parking and freight loading/service vehicle provisions, sign provisions, relationship to transportation management/resident training, and placement/childcare/office space limitation/historic preservation provisions, rules for nonconforming uses and non-complying structures, rules for conditional, temporary and accessory uses, and provisions for permit approval and enforcement.
5. Consideration of amendments to the Zoning Map (Use and Height Districts) by reclassifying the property: (1) from CM to MB-0, and from M-2 and P to MB-R-1, MB-R-2, MB-R-3, MB-0, MB-C1, MB-NC-S, MB-NC-2, MB-NC-3, MB-H, MB-OS, MB-CF, and M-1 Use Districts; and (2) from 40-X, 50-X, 80-B, 130-B, and 200-E Height and Bulk Districts to OS, 45, 55, 70, 85, 95, and 110 Height Districts.

(Continued from Regular Meeting of August 13, 1990)

NOTE: THIS HEARING ON MISSION BAY ITEMS WILL BE ADJOURNED TO MONDAY, AUGUST 20, 1990, AT 6:00 P.M.

Adjournment.



NOTE: The City Planning Commission has appointed Linda Avery as its new Administrative Secretary. Her duties will include preparing the Commission's public hearing notices and agendas, acting as liaison between the Commission and the Department of City Planning, answering public inquiries and providing public information. Ms. Avery is currently the Executive Secretary to Dean Macris, Director of Planning. She will assume her new duties on September 10, 1990.

NOTICE: Effective July 1, 1990, access to City Hall has been changed. This is to allow all members of the community evening access to City Hall. Access after hours (6:00 p.m. to midnight) on workdays will only be through the Van Ness Avenue entrance. Access at all other times will be unchanged.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: A chart which lists the various Neighborhood Commercial Zoning Districts and the uses and features associated with each one can now be purchased for \$1.00 per copy at the 5th Floor Information Desk, 450 McAllister Street, between the hours of 10:00 a.m. to 12:00 noon and 1:00 p.m. to 5:00 p.m. The previous chart was produced during the draft stage of the Neighborhood Commercial controls which have since been amended.

#### NOTICE OF FUTURE MEETINGS

89.121ETZ

(Ghosh)

RESIDENTIAL CONSERVATION REZONING STUDY - Hearings on the Proposal for Citizen Review of the Residential Conservation Rezoning Study will be scheduled in August and September. The Study covers all residential (RH and RM) districts with a height limit of 40 feet or less and proposes reclassification to RH-2 for about 1,730 lots with single- and two-family buildings and to RH-1 for about 120 lots with single-family buildings currently in RH-3 and RM districts, prevents demolition of sound single-family buildings in RH-2 districts unless the second permitted replacement unit is limited to 600 square feet in size, does not limit the size of the second unit if the existing single-family unit is not demolished, redefines the building envelope of new construction and alteration by proposing new building depth and height limits, revises the off-street parking requirements for new development and alterations, revises procedures for notification of proposed projects, and includes provisions for exceptions.

A Monday Special Meeting is scheduled for:

August 27 - Discretionary Review, Tier 3 Cases - 4:00 p.m.

It will be held in Room 2-C, located in the Basement of City Hall.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC 533

SF  
C55  
#14  
8/21-22/90

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETINGS  
MONDAY AND TUESDAY  
AUGUST 20 AND 21, 1990  
ROOM 2-C, CITY HALL BASEMENT  
6:00 P.M.

DOCUMENTS DEPT.

AUG 21 1990

San Francisco  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Johnson and Sewell.

6:00 P.M.

A. REGULAR CALENDAR

1. 86.505EMTZ (Oshima)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street - Certification of the Final Environmental Impact Report which evaluates mixed use development among various alternatives and variants. Public hearing closed. No public testimony will be taken. (Continued from Regular Meeting of August 9, 1990)
2. 86.505EMTZ (Bash)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street. The Mission Bay development proposal includes 8,000 housing units (3,000 affordable), 4.8 million square feet of office, 900,000 square feet of commercial/light industrial, 735,000 square feet of retail, a 500-room, 400,000 square feet hotel, fire and police stations, recreation and cultural centers, a school, a Public Utilities Commission, MUNI Metro storage, maintenance and administrative facility, a public facilities site, and about 69 acres of publicly-accessible open space and parks.
  1. Consideration of Resolution to approve Development Agreement fee of \$552,720 for period of May 1, 1990 to April 30, 1991.
  2. Consideration of the proposed Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation, as set forth in Chapter 56 of the Administrative Code.
  3. Consideration of amendments to the Master Plan, including:
    - a. Mission Bay Plan - Proposal for Adoption, for the area and development proposal described above.

## Item #86.505EMTZ (Cont)

- b. Central Waterfront Plan to: (1) incorporate the Mission Bay Plan and its area into the Central Waterfront Plan by replacing the China Basin area, modifying the Central Basin area, and incorporating into the Central Waterfront Plan the two blocks between Third and Fourth Street at King Street; (2) modify the Central Basin area to exclude those portions within the Mission Bay area; (3) modify the land use, industry, maritime, commerce, residence, transportation, recreation and open space, and urban design policies to apply to the Showplace Square, North Potrero, Central Basin, Islais Creek and Lower Potrero areas; and (4) incorporate new information that has become available in the decade since adoption of the Central Waterfront Plan.
- c. Maps in Master Plan Elements to incorporate the Mission Bay Plan, including the Residence, Commerce and Industry, Transportation, Urban Design Element and Community Facilities Elements; and policies in the Commerce and Industry Element concerning displacement of industrial firms.
4. Consideration of amendments to the City Planning Code (Part II, Chapter II of the San Francisco Municipal Code) to amend Sections 102, 201, and 202, and to add Article 9 concerning the proposed Mission Bay Plan and its area, including such items as Mission Bay use districts, uses permitted, zoning control tables, density provisions, height districts and methods of measurement and exceptions, building form articulation provisions, setbacks and projections, roof-top features, awnings and marquees, lot coverage and building separations, open space requirements, street tree and art work requirements, off-street parking and freight loading/service vehicle provisions, sign provisions, relationship to transportation management/resident training, and placement/childcare/office space limitation/historic preservation provisions, rules for nonconforming uses and non-complying structures, rules for conditional, temporary and accessory uses, and provisions for permit approval and enforcement.
5. Consideration of amendments to the Zoning Map (Use and Height Districts) by reclassifying the property: (1) from CM to MB-0, and from M-2 and P to MB-R-1, MB-R-2, MB-R-3, MB-0, MB-C1, MB-NC-S, MB-NC-2, MB-NC-3, MB-H, MB-OS, MB-CF, and M-1 Use Districts; and (2) from 40-X, 50-X, 80-B, 130-B, and 200-E Height and Bulk Districts to OS, 45, 55, 70, 85, 95, and 110 Height Districts.

(Continued from Regular Meeting of August 16, 1990)

ACTION THAT MAY BE REQUIRED: THIS HEARING WILL BE ADJOURNED TO AUGUST 21, 1990 AT 6:00 P.M. IF THE COMMISSION DOES NOT COMPLETE THE AGENDA.

B. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes.

Adjournment.

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 23, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

AUG 21 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick/Johnson and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 89.702C (McDonald)  
1135-1139 GREEN STREET, south side between Leavenworth and Hyde Streets, Lots 90 and 91 in Assessor's Block 125 - Request for authorization of Conditional Use to permit the construction of four new dwelling units to be added to five existing dwelling units, one of which is to be demolished, resulting in a final total of eight dwelling units on two lots having an aggregate area of 11,162.5 square feet in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.  
(Proposed for continuation to August 30, 1990)
2. 89.105EC (Miller)  
639 BRUNSWICK STREET AND 436 HANOVER STREET, between Lowell and Whittier Streets, Lots 11, 20, 54, and 10B (with an access easement over Lot 20-D) in Assessor's Block 6490 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit the construction of up to SEVEN NEW ONE-FAMILY DWELLINGS and the RETENTION OF TWO EXISTING ONE-FAMILY DWELLINGS, generally as shown on plans accompanying the application, requiring exception from the otherwise-applicable City Planning Code standards for dwelling unit density and open space in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of August 2, 1990)  
(Proposed for continuation to September 6, 1990)
3. 88.477EC (Miller)  
2001 - 37TH AVENUE, west side between Rivera and Ortega Streets, Lot 6 in Assessor's Block 2094 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT for expansion

## Item #88.477EC (Cont)

and modification of a private secondary school (Saint Ignatius), including the construction of a gymnasium, pool, student center, parking garage with roof-top tennis courts and a boiler room in an RH-1 (House, One-Family) district.  
(Proposed for continuation to September 6, 1990)

4. 83.462CCCC (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, between Jones and Leavenworth Streets, Lots 19-24 in Assessor's Block 304 - Modification of Conditions of Approval and Disapproval contained in Motion Nos. 10033, 11068, and 11829 for a Mixed Use Residential/Commercial structure with rehabilitation of the Alcazar Theater (Islam Temple) in the North of Market Residential Special Use District and an 80-130T Height and Bulk District. The Alcazar Theater is designated City Landmark No. 195.  
(Continued from Regular Meeting of August 16, 1990)  
(Proposed for continuation to September 13, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

5. 87.613X (Blazej)  
150 CALIFORNIA STREET at Front Street - Informational presentation by project architects of design refinements to the proposed building base.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 89.475D (Nixon)  
738 DUNCAN STREET, north side between Diamond and Douglass Streets, Lot 6-A in Assessor's Block 6588 - Discretionary Review of Building Permit Application No. 8908942 proposing a rear extension and one-story addition to the existing one-story over garage single family building in an RH-1 (House, One-Family) district.  
(Public Hearing Closed and Continued from Regular Meeting of August 13, 1990)  
NOTE: On July 9, 1990, the Commission passed a motion to take Discretionary Review by a vote of 4-0, Commissioners Engmann, Boldridge and Hu absent.  
NOTE: AIA panel met on May 9, 1990. Recommendation was not accepted by the neighborhood.



F. REGULAR CALENDAR

7. 90.190D (Badiner)  
620 POST STREET, north side of Post Street between Jones and Taylor Streets, with frontage on Cosmo Place, Lot 7 in Assessor's Block 298 - Discretionary Review on a Demolition Permit for a Category IV Preservation Building damaged by the October 17, 1989 earthquake in the C-3-G (Downtown General Commercial) district, an 80-130F Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The building is an unreinforced masonry hotel structure.  
(Continued from Regular Meeting of August 9, 1990)
8. 90.270C (Nishimura)  
1326 GRANT AVENUE, east side between Green and Vallejo Streets, Lot 28 in Assessor's Block 132 - Request for authorization of Conditional Use to establish a full-service restaurant (as defined by Section 790.92 of the City Planning Code) with a seating capacity of up to 34 persons within an approximate total area of 1,190 square feet within the North Beach Neighborhood Commercial District.  
(Continued from Regular Meeting of August 9, 1990)
9. 90.491ET (Skiffer)  
TEXT AMENDMENTS TO CITY PLANNING CODE - Consideration of initiation of amendments to the City Planning Code to permit homeless shelters city-wide as a principal or conditional use.  
(Continued from Regular Meeting of August 9, 1990)
10. 90.301ET (Chiong)  
Amendment of City Planning Code by adding Section 187.1 to allow certain service stations in residential zoning districts to continue a legal Nonconforming Use (NCU) and to provide for the issuance of Conditional Use permits for expansion or intensification of service station operations. The proposed Code Amendment would constitute an entirely new section of the City Planning Code and would remain in effect indefinitely.
11. 89.471D (Nixon)  
261 - 25TH AVENUE, west side between California and Lake Streets, Lot 10 in Assessor's Block 1385 - Discretionary Review hearing of Demolition Permit Application No. 8912527 proposing the demolition of the existing single family building and the construction of a 3-story duplex in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of May 24, 1990)  
NOTE: On April 16, 1990, the Commission passed a motion to take Discretionary Review by a vote of 4-0.

---

NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.

---



4:00 P.M.

12. 89.563D (Nixon)  
380 NAGLEE AVENUE, northeast side between San Jose Avenue and the Southern Freeway (HWY 280), Lot 35 in Assessor's Block 7063 - Request for Discretionary Review of Building Permit Application No. 8907144 proposing the construction of a 3-story duplex after demolition of the existing single family building in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of April 16, 1990)
13. 90.171U (Nixon)  
1265 - 27TH AVENUE, west side between Lincoln Way and Irving Street, Lot 15 in Assessor's Block 1723 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8912426 proposing the construction of a 2-story rear addition on the existing 2-story over garage single family building in an RH-1 (House, One-Family) district. The proposal is classified Tier 3 as the addition exceeds Tier 2 depth, width and height limits.
14. 90.196D (Nixon)  
278 ROOSEVELT WAY, northwest side between Masonic and Park Hill Avenues, Lot 35 in Assessor's Block 2607 - Request for Discretionary Review of Building Permit Application No. 9002560-S proposing the construction of a 2-story over two-car garage single family building at the front of a 114 feet deep lot containing a 2-story nonconforming single family building at the rear of the lot in an RH-2 (House, Two-family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
15. 90.204D (Nixon)  
1207 DOLORES STREET, east side between 25th and 26th Streets, Lot 36 in Assessor's Block 6534 - Request for Discretionary Review of Building Permit Application No. 8918408 proposing the construction of a 3-story plus subbasement duplex on the 75 feet deep vacant lot in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
16. 90.385C (Chiong)  
780 VALENCIA STREET, west side between 18th and 19th Streets, Lot 10 in Assessor's Block 3588 - Request for authorization of Conditional Use to establish a LARGE FAST FOOD RESTAURANT (deli/creamery) as defined by Section 790.90 of the City Planning Code with approximately 5,000 square feet and seating capacity for up to 49 persons within the Valencia Street Neighborhood Commercial District. The proposal is to convert a warehouse to a retail dairy products and

## Item #90.385C (Cont)

ice creamery/deli with approximately 1,125 square feet for retail activity, 1,600 square feet of storage, 800 square feet of accessory office space and the remaining space use for up to 5 off-street parking spaces and a truck loading space.

17. 90.418C (Green)  
2332 TARAVAL STREET, north side between 33rd and 34th Avenues, Lot 19 in Assessor's Block 2362 - Request for authorization of Conditional Use to demolish a two-story single family residential building in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story dwelling unit, and detached garage and to construct a three-story mixed use building containing retail floor area and two off-street parking spaces at ground level, second story office area including mezzanine area, and two dwelling units on the third story on a lot approximately 3,750 square feet in size.
18. 90.384C (Green)  
1500 CHURCH STREET, southwest corner of 27th Street, Lot 2 in Assessor's Block 6592 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT within an existing Retail Store in an NC-1 (Neighborhood Commercial Cluster) district. The proposal is to install a self-service deli-styled restaurant within the existing retail grocery store with seating for up to ten persons in approximately 600 square feet of floor area.

6:00 P.M.

19. 86.505EMTZ (Oshima)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street - Certification of the Final Environmental Impact Report which evaluates mixed use development among various alternatives and variants. Public hearing closed. No public testimony will be taken. (Continued from Regular Meeting of August 9, 1990)
20. 86.505EMTZ (Bash)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street. The Mission Bay development proposal includes 8,000 housing units (3,000 affordable), 4.8 million square feet of office, 900,000 square feet of commercial/light industrial, 735,000 square feet of retail, a 500-room, 400,000 square feet hotel, fire and police stations, recreation and cultural centers, a school,

## Item #86.505EMTZ (Cont)

a Public Utilities Commission, MUNI Metro storage, maintenance and administrative facility, a public facilities site, and about 69 acres of publicly-accessible open space and parks.

1. Consideration of Resolution to approve Development Agreement fee of \$552,720 for period of May 1, 1990 to April 30, 1991.
2. Consideration of the proposed Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation, as set forth in Chapter 56 of the Administrative Code.
3. Consideration of amendments to the Master Plan, including:
  - a. Mission Bay Plan - Proposal for Adoption, for the area and development proposal described above.
  - b. Central Waterfront Plan to: (1) incorporate the Mission Bay Plan and its area into the Central Waterfront Plan by replacing the China Basin area, modifying the Central Basin area, and incorporating into the Central Waterfront Plan the two blocks between Third and Fourth Street at King Street; (2) modify the Central Basin area to exclude those portions within the Mission Bay area; (3) modify the land use, industry, maritime, commerce, residence, transportation, recreation and open space, and urban design policies to apply to the Showplace Square, North Potrero, Central Basin, Islais Creek and Lower Potrero areas; and (4) incorporate new information that has become available in the decade since adoption of the Central Waterfront Plan.
  - c. Maps in Master Plan Elements to incorporate the Mission Bay Plan, including the Residence, Commerce and Industry, Transportation, Urban Design Element and Community Facilities Elements; and policies in the Commerce and Industry Element concerning displacement of industrial firms.
4. Consideration of amendments to the City Planning Code (Part II, Chapter II of the San Francisco Municipal Code) to amend Sections 102, 201, and 202, and to add Article 9 concerning the proposed Mission Bay Plan and its area, including such items as Mission Bay use districts, uses permitted, zoning control tables, density provisions, height districts and methods of measurement and exceptions, building form articulation provisions, setbacks and projections, roof-top features, awnings and marquees, lot coverage and building separations, open space requirements, street tree and art work requirements, off-street parking and freight loading/service vehicle provisions, sign provisions, relationship to transportation management/resident training, and placement/childcare/office space limitation/historic preservation provisions, rules for nonconforming uses and non-complying structures, rules for conditional, temporary and accessory uses, and provisions for permit approval and enforcement.

## Item #86.505EMTZ (Cont)

5. Consideration of amendments to the Zoning Map (Use and Height Districts) by reclassifying the property: (1) from CM to MB-O, and from M-2 and P to MB-R-1, MB-R-2, MB-R-3, MB-O, MB-C1, MB-NC-S, MB-NC-2, MB-NC-3, MB-H, MB-OS, MB-CF, and M-1 Use Districts; and (2) from 40-X, 50-X, 80-B, 130-B, and 200-E Height and Bulk Districts to OS, 45, 55, 70, 85, 95, and 110 Height Districts.  
(Continued from Regular Meeting of August 16, 1990)

Adjournment.

A Monday Special Meeting is scheduled for:

August 27 - Discretionary Review, Tier 3 Cases - 4:00 p.m.

It will be held in Room 2-C, located in the basement of City Hall.

SPECIAL NOTICE OF MISSION BAY WORKSHOP BEFORE THE SAN FRANCISCO PORT COMMISSION

The Port Commission on Tuesday, August 28, 1990 at 4:00 p.m., will conduct a Workshop on the Mission Bay Development Agreement, Master Plan, and Zoning matters with special focus on those items that affect the Port. This Workshop will be in the Port Commission Hearing Room No. 3100, Ferry Building.

NOTE: The City Planning Commission has appointed Linda Avery as its new Administrative Secretary. Her duties will include preparing the Commission's public hearing notices and agendas, acting as liaison between the Commission and the Department of City Planning, answering public inquiries and providing public information. Ms. Avery is currently the Executive Secretary to Dean Macris, Director of Planning. She will assume her new duties on September 10, 1990.

NOTICE: Effective July 1, 1990, access to City Hall has been changed. This is to allow all members of the community evening access to City Hall. Access after hours (6:00 p.m. to midnight) on workdays will only be through the Van Ness Avenue entrance. Access at all other times will be unchanged.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: A chart which lists the various Neighborhood Commercial Zoning Districts and the uses and features associated with each one can now be purchased for \$1.00 per copy at the 5th Floor Information Desk, 450 McAllister Street, between the hours of 10:00 a.m. to 12:00 noon and 1:00 p.m. to 5:00 p.m. The previous chart was produced during the draft stage of the Neighborhood Commercial controls which have since been amended.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF  
C55  
#14  
3/23/90  
Addendum

[NOTICE]

ADDENDUM

OMISSION FROM CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 23, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

This item was advertised for today's Hearing:

90.398ET: Consideration of an amendment to Part II, Chapter II of the San Francisco Municipal Code (City Planning Code) by adding Section 135.3 thereto, establishing limitations on water use for landscaping in new developments (Board of Supervisors File 115-90-7).

For further information, call (415) 558-6264 and ask about the Case described above.

It will be calendared on August 30, 1990.

DOCUMENTS DEPT.

AUG 2 1990  
SAN FRANCISCO  
PUBLIC LIBRARY





SF  
C55  
#14  
8/27/90  
Special

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
AUGUST 27, 1990  
ROOM 2-C, CITY HALL BASEMENT  
4:00 P.M.

DOCUMENTS DEPT.  
AUG 27 1990  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

4:00 P.M.

A. SPECIAL CALENDAR

1. 90.226U (Blauvelt)  
1 CLARENDON AVENUE, southwest corner of Twin Peaks Boulevard, Lot 1 in Assessor's Block 2706 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 9007173 for the addition of a third occupied story to an existing two-story over garage, single family dwelling in an RH-1(D) (House, One-Family, Detached Dwellings) district.
2. 90.279U Berkowitz  
1770 - 18TH AVENUE, east side between Moraga and Noriega Streets, Lot 16 in Assessor's Block 2032 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8914527 for the CONSTRUCTION OF A REAR YARD DECK AND SUNPORCH ENCLOSURE in an RH-1 (House, One-Family) district,
3. 90.281D Berkowitz  
40 RICO WAY, north side between Avila Street and Retiro Way, Lot 18 in Assessor's Block 418-A - Request for Discretionary Review of Building Permit Application No. 9002329 for the CONSTRUCTION OF A VERTICAL ADDITION TO A SINGLE FAMILY RESIDENCE in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
4. 90.305D Berkowitz  
3060 - 26TH AVENUE, east side between Ocean Avenue and Eucalyptus Drive, Lot 6 in Assessor's Block 7212 - Request for Discretionary Review of Building Permit Application No. 9004940 for the CONSTRUCTION OF A VERTICAL ADDITION TO A SINGLE FAMILY RESIDENCE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

5. 90.242D Berkowitz  
2551-2557 MISSION STREET, east side between 21st and 22nd Streets,  
Lot 23 in Assessor's Block 3615 - Request for Discretionary Review of  
Building Permit Application No. 9002283 for the DEMOLITION OF A  
THEATER in an NC-3 (Moderate-Scale Neighborhood Commercial) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
6. 90.227U (Blauvelt)  
38 SAN JACINTO WAY, west side between Santa Paula Avenue and Monterey  
Boulevard, Lot 41 in Assessor's Block 3077 - Review for exception as  
a Tier 3 project under the Neighborhood Conservation Interim Controls  
of Building Permit Application No. 9000072 for the construction of a  
new single-family dwelling on a currently vacant lot in an RH-1(D)  
(House, One-Family, Detached Dwellings) district.

B. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

Adjournment.

NOTICE: Effective July 1, 1990, access to City Hall has been changed. This is to allow all members of the community evening access to City Hall. Access after hours (6:00 p.m. to midnight) on workdays will only be through the Van Ness Avenue entrance. Access at all other times will be unchanged.

NOTE ON APPEALS: Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF  
255  
F14  
30/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
AUGUST 30, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

AUG 29 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

1. EXECUTIVE SESSION (Badiner)  
The purpose of the Executive Session is to confer with Legal Counsel regarding potential legal implications of proceedings on 731-747 Post Street/640-650 Geary Street (Islam Temple/Alcazar Theater) -- Case No. 83.462C.  
NOTE: The Executive Session is closed to the public.  
(Continued from Regular Meeting of August 16, 1990)

A. ITEMS TO BE CONTINUED

2. 83.462CCCC (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, between Jones and Leavenworth Streets, Lots 19-24 in Assessor's Block 304 - Modification of Conditions of Approval and Disapproval contained in Motion Nos. 10033, 11068, and 11829 for a Mixed Use Residential/Commercial Structure with rehabilitation of the Alcazar Theater (Islam Temple) in the North of Market Residential Special Use District and an 80-130T Height and Bulk District. The Alcazar Theater is designated City Landmark No. 195.  
(Continued from Regular Meeting of August 23, 1990)  
(Proposed for continuation to September 13, 1990)
3. 88.729P (Gallagher)  
1547-1563 - 48TH AVENUE, west side between Kirkham and Lawton Streets - Application for a Coastal Zone Permit under City Planning Code Section 330 to construct five residential buildings with three units each after demolition of a skating rink.  
(Continued from Regular Meeting of July 26, 1990)  
(Proposed for continuation to September 20, 1990)

**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

**C. COMMISSIONERS' QUESTIONS AND MATTERS****D. DIRECTOR'S REPORT**

4. (Williams)  
Determining if the Use of City funds for acquisition of the property located at 1660 Mission Street is in conformance with the Master Plan.

**E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED**

5. 90.381C (Green)  
2800 CALIFORNIA STREET (#101), north side between Divisadero and Broderick Streets, Lots 37/51 in Assessor's Block 1025 - Request for authorization of Conditional Use to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 of the City Planning Code on the ground floor of an existing four-story mixed use building within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to install a gourmet food and dessert shop with seating for up to 24 persons in approximately 1,146 square feet of floor area.  
(Public Hearing Closed and Continued from Regular Meeting of August 16, 1990)

**F. REGULAR CALENDAR**

6. 89.702C (McDonald)  
1135-1139 GREEN STREET, south side between Leavenworth and Hyde Streets, Lots 90 and 91 in Assessor's Block 125 - Request for authorization of Conditional Use to permit the construction of four new dwelling units to be added to five existing dwelling units, one of which is to be demolished, resulting in a final total of eight dwelling units on two lots having an aggregate area of 11,162.5 square feet in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.  
(Continued from Regular Meeting of August 23, 1990)
7. 89.121TZ (Horton)  
INTERIM RESIDENTIAL CONSERVATION REZONING PROPOSAL FOR ADOPTION - The Interim Residential Conservation Rezoning Proposal for Adoption covers all residential (RH and RM) districts with a height limit of 40 feet or less and proposes provisions which discourage the demolition of sound single family buildings in RH-2 districts, redefine the building envelope of new construction and alteration by

## Item #89.121TZ (Cont)

proposing new building depth and height limits, revise the off-street parking requirements for new development and alterations, revise procedures for notification and review of proposed projects, and provisions for exceptions.

The City Planning Commission will consider the following actions:

1. Resolution of Intention proposing the imposition of interim controls by amending the text of the City Planning Code by adding Article 5.5.
2. Resolution of Intention proposing the imposition of interim controls by amending the Zoning Map of the City Planning Code by adding maps of building heights and building depths for all residential districts with a height limit of 40 feet or less.

Environmental Review: A Preliminary Negative Declaration (89.121E) was published on August 2, 1990. An appeal has been received.

NOTE: THIS IS THE INITIATION OF INTERIM TEXT AND MAP (HEIGHT AND DEPTH) AMENDMENTS AND PERMANENT MAP (RECLASSIFICATIONS) AMENDMENTS. PLEASE SEE NOTE AT END OF CALENDAR REGARDING SCHEDULED HEARINGS. NO PUBLIC TESTIMONY WILL BE TAKEN TODAY.

8. 90.539Z (Horton)  
RESIDENTIAL CONSERVATION REZONING PROPOSAL FOR ADOPTION, PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 - Resolution of Intention proposing the imposition of permanent amendments to the Zoning Maps for reclassification of approximately 2,100 properties in RH-3 and RM districts to RH-2, of approximately 140 properties in RH-3 and RM districts to RH-1, two properties from RM-1 to RH-1(D) and one property from RH-3 to RM-2. These properties are located in the area bounded by Lake Street, 27th Avenue, Clement Street, 48th Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street, and 18th Avenue; the area bounded by Carl Street, Hillway Avenue, Parnassus Avenue, Farnworth Lane, Belmont Avenue, Willard Avenue, Woodland Avenue, Parnassus Avenue, and Willard Avenue; the area bounded by 17th Street, Dolores Street, 28th Street, Diamond Heights Boulevard, Market Street, and Douglass Street; the area bounded by 29th Street, San Jose Avenue, Day Street, and Dolores Street; the area bounded by Joost Avenue, Ridgewood Avenue, Hearst Avenue, and Congo Street; the area bounded by Excelsior Avenue, Paris Street, Persia Avenue, and Naples Street; the area bounded by Amazon Avenue, Paris Street, Rolph Street, and Naples Street; the area bounded by Dwight Street, Girard Street, Alpha Street, and James Lick Freeway; the area bounded by Hale Street, Barnevelde Avenue, Silver Avenue, and San Bruno Avenue; the area bounded by Marina Boulevard, Baker Street, Bay Street, Lyon Street, Lombard Street, and Fillmore Street; and the area bounded by Bay Street, Laguna Street, Lombard Street, and Van Ness Avenue.

## Item #90.539Z (Cont)

Environmental Review: A Preliminary Negative Declaration (89.121E) was published on August 2, 1990. An appeal has been received.

NOTE: THIS IS THE INITIATION OF INTERIM TEXT AND MAP (HEIGHT AND DEPTH) AMENDMENTS AND PERMANENT MAP (RECLASSIFICATIONS) AMENDMENTS. PLEASE SEE NOTE AT END OF CALENDAR REGARDING SCHEDULED HEARINGS. NO PUBLIC TESTIMONY WILL BE TAKEN TODAY.

9. 90.381C (Green)  
2800 CALIFORNIA STREET (#101), north side between Divisadero and Broderick Streets, Lots 37/51 in Assessor's Block 1025 - Request for authorization of Conditional Use to establish a LARGE FAST FOOD RESTAURANT as defined by Section 790.90 of the City Planning Code on the ground floor of an existing four-story mixed use building within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to install a gourmet food and dessert shop with seating for up to 24 persons in approximately 1,146 square feet of floor area.
10. 90.398ET (Skiffer)  
Consideration of an amendment to Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code) by adding Section 135.3 thereto, establishing limitations on water use for landscaping in new developments (Board of Supervisors' File No. 115-90-7).  
(Continued from Regular Meeting of August 23, 1990)
11. 90.336E (Deutsch)  
695 BRYANT STREET/525 - 5th STREET, southeast corner of Bryant and 5th Streets, Lot 47 in Assessor's Block 3777 - Appeal of Preliminary Negative Declaration for a proposal to convert the existing two-story (over basement) warehouse and retail outlet to emergency shelter (200 beds), multi-service and drop-in center for homeless men.
12. 90.336R (Williams)  
Master Plan Referral regarding the use of City funds for renovation, lease or acquisition of the project site by the City for use as a homeless-shelter, and consistency of that action with the policies of City Planning Code Section 101.1.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

13. 90.187D (Berkowitz)  
180-182 GRAYSTONE TERRACE, south side between Pemberton Place and Iron Alley, Lot 56 in Assessor's Block 2719-B - Request for Discretionary Review of Building Permit Application No. 9000510-S for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing  
(Continued from Regular Meeting of July 19, 1990)



14. 89.684S (Miller)  
190 GRAYSTONE TERRACE, southwest side between Iron Alley and Pemberton Place, Lot 57 in Assessor's Block 2719-B - Review for consistency with the Master Plan of a Parcel Map for the subdivision of one lot into four lots in an RH-2 (House, Two-Family) district.  
NOTE: This is a Joint Hearing with the Department of Public Works.  
(Continued from Regular Meeting of July 19, 1990)
15. 89.676CV (Miller)  
1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276 - Request for authorization of Conditional Use for a CHILD CARE FACILITY for up to 60 children (Kiddie Express) in an RC-4 (Residential-Commercial Combined, High Density) district. This project is also the subject of a request for an OFF-STREET PARKING VARIANCE (Case No. 89.676CV) to excuse the proposed facility from the two-space off-street parking requirement of the City Planning Code.  
(Continued from Regular Meeting of July 19, 1990)
16. 89.676CV (Miller)  
1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276, in an RC-4 (Residential-Commercial Combined, High Density) district. OFF-STREET PARKING VARIANCE SOUGHT: The applicant seeks to establish a CHILD CARE FACILITY for up to 60 children with no off-street parking spaces when the City Planning Code would require two off-street parking spaces for this use. The proposed child care facility is also the subject of a request for Conditional Use authorization by the City Planning Commission (Case No. 89.676CV).  
(Continued from Regular Meeting of July 19, 1990)

Adjournment.

NOTICE OF MISSION BAY WORKSHOP BEFORE THE SAN FRANCISCO PORT COMMISSION

The Port Commission on Tuesday, August 28, 1990 at 4:00 p.m., will conduct a workshop on the Mission Bay Development Agreement, Master Plan, and Zoning matters with special focus on those items that affect the Port. This Workshop will be in the Port Commission Hearing Room No. 3100, Ferry Building.

SPECIAL NOTICE OF HEARINGS/WORKSHOPS ON THE RESIDENTIAL CONSERVATION REZONING STUDY AS INITIATED ARE SCHEDULED:

- Thursday, 9-6-90 - Workshop on the Proposal for Citizen Review  
Thursday, 9-13-90 - Hearing on the proposed interim controls (89.121TZ)  
Thursday, 9-20-90 - Hearing on the proposed interim controls (89.121TZ) and Hearing on the proposed permanent reclassifications (90.539Z).  
Thursday, 9-27-90 - Hearing and potential action on the proposed interim controls (89.121TZ) and on the proposed permanent reclassifications (90.539Z).



The proposed ordinances will be available on August 30, 1990. The Proposal for Citizen Review of the Residential Conservation Rezoning Study and the Preliminary Negative Declaration are now available at the Department of City Planning, 450 McAllister Street, 4th floor, between 8:00 a.m. and 5:00 p.m.

NOTE: The City Planning Commission has appointed Linda Avery as its new Administrative Secretary. Her duties will include preparing the Commission's public hearing notices and agendas, acting as liaison between the Commission and the Department of City Planning, answering public inquiries and providing public information. Ms. Avery is currently the Executive Secretary to Dean Macris, Director of Planning. She will assume her new duties on September 10, 1990.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: A chart which lists the various Neighborhood Commercial Zoning Districts and the uses and features associated with each one can now be purchased for \$1.00 per copy at the 5th Floor Information Desk, 450 McAllister Street, between the hours of 10:00 a.m. to 12:00 noon and 1:00 p.m. to 5:00 p.m. The previous chart was produced during the draft stage of the Neighborhood Commercial controls which have since been amended.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF  
C55  
#14  
9/6/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 6, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

SEP - 1990

PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 88.477EC (Miller)  
2001 - 37TH AVENUE, west side between Rivera and Ortega Streets, Lot 6 in Assessor's Block 2094 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT for expansion and modification of a private secondary school (Saint Ignatius), including the construction of a gymnasium, pool, student center, parking garage with roof-top tennis courts and a boiler room in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of August 23, 1990)  
(Proposed for continuation to September 20, 1990)
2. 90.087EM (Scott)  
PROPOSAL FOR ADOPTION OF PROPOSED REVISIONS TO THE RESIDENCE ELEMENT OF THE MASTER PLAN. The proposed revisions are an update of the Residence Element adopted in 1984; new information on housing and population is used where available; several new objectives related to seismic safety, affordability of housing and reduction of homelessness are added; the programs described in Part III of the Residence Element are reviewed and expanded; revised five-year goals for 3,400 units of new housing per year are set. Further revisions have been incorporated based on letters received and testimony at the April 26 and May 17, 1990 public hearings, subsequent workshops, and written comments received.

Copies of the RESIDENCE ELEMENT PROPOSAL FOR ADOPTION are available at the Department of City Planning and can be picked up without charge at 450 McAllister Street, 4th Floor, Room 403. Please call

## Item #90.087EM (Cont)

Lois Scott (558-6317) or Roger Herrera (558-6316) if you have any questions regarding this case.

(Continued from Regular Meeting of August 2, 1990)

(Proposed for continuation to September 13, 1990)

3. 89.105EC (Miller)  
639 BRUNSWICK STREET AND 436 HANOVER STREET, between Lowell and Whittier Streets, Lots 11, 20, 54, and 10B (with an access easement over Lot 20-D) in Assessor's Block 6490 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit the construction of up to SEVEN NEW ONE-FAMILY DWELLINGS and the RETENTION OF TWO EXISTING ONE-FAMILY DWELLINGS, generally as shown on plans accompanying the application, requiring exception from the otherwise-applicable City Planning Code standards for dwelling unit density and open space in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of August 23, 1990)  
(Proposed for continuation to October 4, 1990)

B. PUBLIC COMMENTC. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

4. 90.393ET (Hood/Skiffer)  
Hearing on proposed changes to the San Francisco Subdivision Code, amending Section 1396 and adding Section 1396-B to permit conversion of certain larger residential buildings. [Board of Supervisors' File Nos. 126-90-1 and 126-90-2].

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSEDF. REGULAR CALENDAR

5. 90.491ET (Skiffer)  
HOMELESS SHELTERS - Consideration of initiation of amendments to the City Planning Code to permit homeless shelters city-wide as a principal or conditional use subject to certain conditions.  
(Continued from Regular Meeting of August 23, 1990)
6. 88.649C (Green)  
624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and to construct one of the following alternative projects: (a) two-story commercial building without any residential units; (b) three-story mixed use building containing ground floor commercial area, second floor office area, and one-third floor dwelling unit with no off-street parking provisions; or (c) three-story mixed use

## Item #88.649C (Cont)

building containing ground floor commercial area, and two dwelling units on the second and third floors with no off-street parking provisions. Alternative schemes (b) and (c) would also require Conditional Use authorization to reduce the residential off-street requirements. Lot 22 is approximately 2,400 square feet in size.  
(Continued from Regular Meeting of August 16, 1990)

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

7. 90.155D (Nishimura)  
1075 VALENCIA STREET, Lot 15 in Assessor's Block 3616 - Request for Discretionary Review of Building Permit Application No. 9002531 for the proposed construction of a spiral staircase in order to merge two dwelling units into one dwelling unit located in the Valencia Street Neighborhood Commercial District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of July 12, 1990)
8. 90.023D (Nixon)  
169 TWIN PEAKS BOULEVARD, northeast corner of Graystone Terrace, Lot 34 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921469 for the construction of a 3-story, single family building on a vacant lot in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of June 21, 1990)
9. 90.023DV (Nixon)  
169 TWIN PEAKS BOULEVARD, northeast corner of Graystone Terrace, Lot 34 in Assessor's Block 2705, in an RH-1 (House, One-Family) district.

FRONT SETBACK VARIANCE SOUGHT: The proposal is to construct a 3-bedroom, 3-story, single family building containing one level of parking and living area and two levels of living area on the existing vacant lot.

Section 132 of the City Planning Code requires an open and unobstructed front setback of approximately 8 feet measured from the front property line. The entire building extends approximately 8 feet into the required front setback.

10. 90.022D (Nixon)  
173 TWIN PEAKS BOULEVARD, northwest corner of Crown Terrace, Lot 32 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921472 for

## Item #90.022D (Cont)

the construction of a 4-story, single family building on a vacant lot in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of June 21, 1990)

11. 90.022DV: (Nixon)  
173 TWIN PEAKS BOULEVARD, northwest corner of Crown Terrace, Lot 32 in Assessor's Block 2705, in an RH-1 (House, One-Family) district.

FRONT SETBACK VARIANCE SOUGHT: The proposal is to construct a 3-bedroom, 4-story, single family building, containing one level of parking and three levels of living area on the existing vacant lot.

Section 132 of the City Planning Code requires an open and unobstructed front setback of approximately 8 feet measured from the front property line. The top two levels of the proposed building extend an average of approximately 6.5 feet into the required front setback.

5:30 P.M.

12. WORKSHOP

WORKSHOP ON RESIDENTIAL CONSERVATION CONTROLS: PRESENTATION AND DISCUSSION OF RESOLUTIONS OF INTENT TO INITIATE (INTERIM AND PERMANENT) CONTROLS ADOPTED BY THE CITY PLANNING COMMISSION ON AUGUST 30, 1990 AND CONTINUATION OF DISCUSSION OF DEMOLITION AND DENSITY CONTROLS.

- A. 89.121TZ (Horton)  
RESIDENTIAL CONSERVATION CONTROLS: INTERIM TEXT AND MAP AMENDMENTS - The Residential Conservation Controls cover all residential (RH and RM) districts with a height limit of 40 feet or less and proposes provisions which discourage the demolition of sound single family buildings in RH-2 districts, redefine the building envelope of new construction and alteration by proposing new building depth and height limits, revise the off-street parking requirements for new development and alterations, revise procedures for notification and review of proposed projects, and provisions for exceptions.

- B. 90.539Z (Horton)  
RESIDENTIAL CONSERVATION CONTROLS: PERMANENT MAP AMENDMENTS FOR USE RECLASSIFICATION - Permanent use reclassification of various lots from RH-3 and RM districts to RH-2, RH-1, RH-1(D) and RM-2 designations.

Adjournment.

SPECIAL NOTICE OF HEARINGS/WORKSHOPS ON THE RESIDENTIAL CONSERVATION CONTROLS AS INITIATED ARE SCHEDULED:

- Thursday, 9-13-90 - Hearing on the proposed interim controls (89.121TZ).
- Thursday, 9-20-90 - Hearing on the appeal of the Preliminary Negative Declaration.  
- Hearing on the proposed interim controls (89.121TZ).
- Thursday, 9-27-90 - Hearing on the proposed interim controls (89.121TZ) and Hearing on the proposed permanent reclassifications (90.539Z).  
- Hearing and potential action on the proposed interim controls (89.121TZ) and on the proposed permanent reclassifications (90.539Z).

The proposed ordinances, the Proposal for Citizen Review of the Residential Conservation Rezoning Study, and the Preliminary Negative Declaration are now available at the Department of City Planning, 450 McAllister Street, 4th floor, between 8:00 a.m. and 5:00 p.m.

NOTE: The City Planning Commission has appointed Linda Avery as its new Administrative Secretary. Her duties will include preparing the Commission's public hearing notices and agendas, acting as liaison between the Commission and the Department of City Planning, answering public inquiries and providing public information. Ms. Avery is currently the Executive Secretary to Dean Macris, Director of Planning. She will assume her new duties on September 10, 1990.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: A chart which lists the various Neighborhood Commercial Zoning Districts and the uses and features associated with each one can now be purchased for \$1.00 per copy at the 5th Floor Information Desk, 450 McAllister Street, between the hours of 10:00 a.m. to 12:00 noon and 1:00 p.m. to 5:00 p.m. The previous chart was produced during the draft stage of the Neighborhood Commercial controls which have since been amended.

NOTE: For information related to any of the above matters, please call Sharon Rogers, Administrative Secretary, City Planning Commission, at (415) 558-6414.







SF  
255  
14  
11/3/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 13, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

SEP 10 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 88.643E (Bauman)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration on the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.  
(Continued from Regular Meeting of August 9, 1990)  
(Proposed for continuation to October 18, 1990)
2. 88.643M (Liebermann)  
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the Wharf area as an active working, commercial fishing port.  
(Continued from Regular Meeting of August 9, 1990)  
(Proposed for continuation to October 18, 1990)
3. 89.121ETZ (Deutsch)  
RESIDENTIAL CONSERVATION CONTROLS - APPEAL OF PRELIMINARY NEGATIVE DECLARATION on Amendments to City Planning Code map and text, affecting all residential (RH and RM) districts with a height limit of 40 feet or less. The amendments would reclassify from RH-3 and RM districts to RH-2 about 2,100 lots with single- and two-family buildings and to RH-1 about 150 lots with single-family buildings;

## Item #89.121ETZ (Cont)

would prevent demolition of sound single-family buildings in RH-2 districts unless the second permitted replacement unit is limited to 600 square feet in size; would redefine the building envelope of new construction and alteration by proposing new building depth and height limits; would revise the off-street parking requirements for new development and alterations; and would revise procedures for notification of proposed projects, with provisions for exceptions.  
(Proposed for continuation to September 20, 1990)

## 4. 90.216D

(Nixon)

76 HERNANDEZ AVENUE, west side between Woodside Avenue and Laguna Honda Boulevard, Lot 11 in Assessor's Block 2890 - Request for Discretionary Review of Building Permit Application No. 9002184 proposing the construction of a 3-story, 12 feet deep rear addition and a 1-story front addition on the existing 3-story single family house on the 100-foot deep lot in an RH-1(D) (House, One-Family, Detached Dwellings) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Proposed for continuation to September 27, 1990)

## 5. 90.175ET

(Nishimura)

NEIGHBORHOOD COMMERCIAL DISTRICTS LOCATED CITY-WIDE - Board of Supervisors text amendment of City Planning Code Section 179(d)(1)(f)(1) to extend the filing date of applications for Conditional Use authorization and/or other necessary permits to legalize as a nonconforming use any use which was permitted as a principal use at the time the use was established, but for which the required permits had not been obtained, or which was permitted as a conditional use at the time the use was established, but for which the required authorization and permits had not been obtained. The extension of filing is proposed for another three years until April 12, 1993.

(Continued from Regular Meeting of August 16 1990)

(Proposed for continuation to October 4, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

6. 90.087EM (Scott)  
PROPOSAL FOR ADOPTION OF PROPOSED REVISIONS TO THE RESIDENCE ELEMENT OF THE MASTER PLAN. The proposed revisions are an update of the Residence Element adopted in 1984; new information on housing and population is used where available; several new objectives related to seismic safety, affordability of housing and reduction of homelessness are added; the programs described in Part III of the Residence Element are reviewed and expanded; revised five-year goals for 3,400 units of new housing per year are set. Further revisions have been incorporated based on letters received and testimony at the April 26 and May 17, 1990 public hearings, subsequent workshops, and written comments received.

Copies of the RESIDENCE ELEMENT PROPOSAL FOR ADOPTION are available at the Department of City Planning and can be picked up without charge at 450 McAllister Street, 4th Floor, Room 403. Please call Lois Scott (558-6317) or Roger Herrera (558-6316) if you have any questions regarding this case.

(Public Hearing Closed and Continued from Regular Meeting of September 6, 1990)

7. 86.505EMTZ (Bash)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street. The Mission Bay development proposal includes 8,000 housing units (3,000 affordable), 4.8 million square feet of office, 900,000 square feet of commercial/light industrial, 735,000 square feet of retail, a 500-room, 400,000 square feet hotel, fire and police stations, recreation and cultural centers, a school, a Public Utilities Commission, MUNI Metro storage, maintenance and administrative facility, a public facilities site, and about 69 acres of publicly-accessible open space and parks.
- a. Amendments to the Master Plan, including:
1. Mission Bay Plan - Proposal for Adoption, for the area and development proposal described above.
  2. Central Waterfront Plan to: (1) incorporate the Mission Bay Plan and its area into the Central Waterfront Plan by replacing the China Basin area, modifying the Central Basin area, and incorporating into the Central Waterfront Plan the two blocks between Third and Fourth Street at King Street; (2) modify the Central Basin area to exclude those portions within the Mission Bay area; (3) modify the land use, industry, maritime, commerce, residence, transportation, recreation and open space, and urban design policies to apply

## Item #86.505EMTZ (Cont)

- to the Showplace Square, North Potrero, Central Basin, Islais Creek and Lower Potrero areas; and (4) incorporate new information that has become available in the decade since adoption of the Central Waterfront Plan.
3. Maps in Master Plan Elements to incorporate the Mission Bay Plan, including the Residence, Commerce and Industry, Transportation, Urban Design Element and Community Facilities Elements; and policies in the Commerce and Industry Element concerning displacement of industrial firms.
  - b. Proposed Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation, as set forth in Chapter 56 of the Administrative Code.
  - c. Amendments to the City Planning Code (Part II, Chapter II of the San Francisco Municipal Code) to amend Sections 102, 201, and 202, and to add Article 9 concerning the proposed Mission Bay Plan and its area, including such items as Mission Bay use districts, uses permitted, zoning control tables, density provisions, height districts and methods of measurement and exceptions, building form articulation provisions, setbacks and projections, roof-top features, awnings and marquees, lot coverage and building separations, open space requirements, street tree and art work requirements, off-street parking and freight loading/service vehicle provisions, sign provisions, relationship to transportation management/resident training, and placement/childcare/office space limitation/historic preservation provisions, rules for nonconforming uses and non-complying structures, rules for conditional, temporary and accessory uses, and provisions for permit approval and enforcement.
  - d. Amendments to the Zoning Map (Use and Height Districts) by reclassifying the property: (1) from CM to MB-0, and from M-2 and P to MB-R-1, MB-R-2, MB-R-3, MB-0, MB-C1, MB-NC-S, MB-NC-2, MB-NC-3, MB-H, MB-OS, MB-CF, and M-1 Use Districts; and (2) from 40-X, 50-X, 80-B, 130-B, and 200-E Height and Bulk Districts to 0S, 45, 55, 70, 85, 95, and 110 Height Districts.
  - e. Resolutions regarding: (a) The Mission Bay Plan, Central Waterfront Plan, and other related amendments to the Master Plan; (b) Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation; (c) amendments to the City Planning Code; (d) amendments to the Zoning Map; and (e) related matters, including the Muni Metro extension along the Third Street/South Bayshore Corridor; City funding (e.g., Property Transfer Tax, bond measures, tax increment district) for the Mission Bay Housing Program and other affordable housing throughout the city; City funding (e.g., Property Transfer Tax, bond measures, tax increment district) for the Mission Bay Economic Development Fund and other economic development activities throughout the city; City fees for

## Item #86.505EMTZ (Cont)

overseeing the hazardous materials remediation plan; use of Mission Bay application fees; and City fees for monitoring mitigation measures under the California Environmental Quality Act.

(Public Hearing Closed on all of these matters and Continued from Regular Meeting of August 23, 1990)

3:00 P.M.

F. REGULAR CALENDAR

8. 90.294U (Nixon)  
540 LIBERTY STREET, north side between Castro and Noe Streets, Lot 58 in Assessor's Block 3603 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 9003949 proposing a 4 feet deep by 13 feet wide extension to the top floor rear bedroom on the existing 3-story single family building in an RH-2 (House, Two-Family) district.
9. 83.462CCCC (Badiner)  
731-747 POST STREET AND 640-650 GEARY STREET, between Jones and Leavenworth Streets, Lots 19-24 in Assessor's Block 304 - Modification of Conditions of Approval and Disapproval contained in Motion Nos. 10033, 11068, and 11829 for a Mixed Use Residential/Commercial structure with rehabilitation of the Alcazar Theater (Islam Temple) in the North of Market Residential Special Use District and an 80-130T Height and Bulk District. The Alcazar Theater is designated City Landmark No. 195.  
(Continued from Regular Meeting of August 30, 1990)
10. 90.190D (Badiner)  
620 POST STREET, north side of Post Street between Jones and Taylor Streets, with frontage on Cosmo Place, Lot 7 in Assessor's Block 298 - Discretionary Review on a Demolition Permit for a Category IV Preservation Building damaged by the October 17, 1989 earthquake in the C-3-G (Downtown General Commercial) district, an 80-130F Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The building is an unreinforced masonry hotel structure.  
(Continued from Regular Meeting of August 23, 1990)

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.  
-----

11. 90.187D (Berkowitz)  
180-182 GRAYSTONE TERRACE, south side between Pemberton Place and Iron Alley, Lot 56 in Assessor's Block 2719-B - Request for Discretionary Review of Building Permit Application No. 9000510-S for



## Item #90.187D (Cont)

the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of August 30, 1990)

12. 89.684S (Miller)  
190 GRAYSTONE TERRACE, southwest side between Iron Alley and Pemberton Place, Lot 57 in Assessor's Block 2719-B - Review for consistency with the Master Plan of a Parcel Map for the subdivision of one lot into four lots in an RH-2 (House, Two-Family) district.  
NOTE: This is a Joint Hearing with the Department of Public Works.  
(Continued from Regular Meeting of August 30, 1990)

13. 88.477EC (Miller)  
2001 - 37th AVENUE, west side between Rivera and Ortega Streets, Lot 6 in Assessor's Block 2094 - Request for authorization of Conditional Use to permit a PLANNED UNIT DEVELOPMENT for expansion and modification of a private secondary school (Saint Ignatius), including the construction of a new, two-story gymnasium and pool (56,849.7 square feet), a one-story student center (5,779 square feet), a one-story parking structure containing 79 spaces (replacing an open parking lot containing 66 spaces) with four tennis courts on its roof (24,480 square feet), and a one-story boiler room in an RH-1 (House, One-Family) district. The height of the gymnasium (the largest building) would be a maximum of 40 feet. The proposal also includes the remodeling of the student concourse.

NOTE: THIS MATTER WAS ORIGINALLY SCHEDULED FOR HEARING ON SEPTEMBER 6, 1990, BUT WAS HELD OVER TO SEPTEMBER 13 DUE TO INCOMPLETE PUBLIC NOTICE.

5:00 P.M.

14. 89.702C (McDonald)  
1135-1139 GREEN STREET, south side between Leavenworth and Hyde Streets, Lots 90 and 91 in Assessor's Block 125 - Request for authorization of Conditional Use to permit the construction of four new dwelling units to be added to five existing dwelling units, one of which is to be demolished, resulting in a final total of eight dwelling units on two lots having an aggregate area of 11,162.5 square feet in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.  
(Continued from Regular Meeting of August 30, 1990)
15. 90.385C (Chiong)  
780 VALENCIA STREET, west side between 18th and 19th Streets, Lot 10 in Assessor's Block 3588 - Request for authorization of Conditional Use to establish a LARGE FAST FOOD RESTAURANT (deli/creamery) as defined by Section 790.90 of the City Planning Code with approximately 5,000 square feet and seating capacity for up to 49 persons within the Valencia Street Neighborhood Commercial District.

## Item #90.385C (Cont)

The proposal is to convert a warehouse to a retail dairy products and ice creamery/deli with approximately 1,125 square feet for retail activity, 1,600 square feet of storage, 800 square feet of accessory office space and the remaining space use for up to 5 off-street parking spaces and a truck loading space.

(Continued from Regular Meeting of August 23, 1990)

16. 88.051C (Green)  
2001 UNION STREET, south side between Buchanan and Webster Streets, Lot 24 in Assessor's Block 541 - Request for authorization of Conditional Use to establish live entertainment defined as "OTHER ENTERTAINMENT" by Section 790.38 of the City Planning Code within the Union Street Neighborhood Commercial District. The proposal is to add live entertainment one night per week to the existing two-story restaurant/bar which is currently licensed for dancing in approximately 4,100 square feet of floor area.  
(Continued from Regular Meeting of June 28, 1990)

17. 90.113C (Nishimura)  
1298 OCEAN AVENUE, northeast corner of Plymouth Avenue, Lot 17 in Assessor's Block 3199 - Request for authorization of Conditional Use to establish an Automotive Repair use (Planning Code Section 711.59) entirely within a new building with a total floor area in excess of 4,000 square feet (Planning Code Section 711.11) on a lot in excess of 10,000 square feet (Planning Code Section 711.21) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building, and to construct a new building with a total floor area of approximately 8,086 square feet entirely devoted to Automotive Repair (Planning Code Section 790.15) on a lot approximately 10,726 square feet in size.  
(Continued from Regular Meeting of August 9, 1990)

6:00 P.M.

18. 90.270C (Nishimura)  
1326 GRANT AVENUE, east side between Green and Vallejo Streets, Lot 28 in Assessor's Block 132 - Request for authorization of Conditional Use to establish a full-service restaurant (as defined by Section 790.92 of the City Planning Code) with a seating capacity of up to 34 persons within an approximate total area of 1,190 square feet within the North Beach Neighborhood Commercial District.  
(Continued from Regular Meeting of August 23, 1990)
19. 88.811EC (Nishimura)  
55 PAGE STREET, southeast corner of Gough Street, through lots to Rose Street, Lots 7 and 8 in Assessor's Block 854 - Request for authorization of Conditional Use to construct a mixed use retail, commercial, office and residential building of eight stories with a subterranean parking garage on two adjoining lots with a total area of approximately 25,821.24 square feet in an NC-3 (Moderate-Scale Neighborhood Commercial) district and an 80-A Height and Bulk District.



## Item #88.811EC (Cont)

The eighty feet high building would contain ground story retail and commercial spaces, second story office spaces and residential units on the third through eighth stories, totaling a gross floor area of 170,000 square feet. The subgrade parking garage would contain one hundred twenty-eight (128) independently accessible parking spaces. The request for Conditional Use authorization is for a Planned Unit Development pursuant to Section 304 of the City Planning Code.

## 20. 90.273D (Blauvelt)

1815 - 20TH AVENUE, west side between Noriega and Ortega Streets, Lot 4 in Assessor's Block 1762 - Request for Discretionary Review of Building Permit Application No. 9004530 for a horizontal (rear) extension to an existing two-story, single family building in an RH-1 (House, One-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

## 21. 90.319D (Blauvelt)

1350 - 8TH AVENUE, east side between Irving and Judah Streets, Lot 34 in Assessor's Block 1762 - Request for Discretionary Review of Building Permit Application No. 9004894 for a horizontal (rear) extension and addition of a third story to an existing two-story, single family dwelling in an RH-2 (House, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review hearing

7:30 P.M.

## 22. 89.121TZ (Horton)

RESIDENTIAL CONSERVATION CONTROLS: INTERIM TEXT AND MAP AMENDMENTS - Hearing on the proposed Residential Conservation Controls which cover all residential (RH and RM) districts with a height limit of 40 feet or less and propose provisions which discourage the demolition of sound single family buildings in RH-2 districts, redefine the building envelope of new construction and alteration by proposing new building depth and height limits, revise the off-street parking requirements for new development and alterations, revise procedures for notification and review of proposed projects, and provide for exceptions.

Adjournment.

SPECIAL NOTICE OF FUTURE HEARINGS ON THE RESIDENTIAL CONSERVATION CONTROLS AS INITIATED:

- Thursday, 9-20-90 - Hearing on the appeal of the Preliminary Negative Declaration.
- Hearing on the proposed interim controls (89.121TZ).
- Thursday, 9-27-90 - Hearing and potential action on the proposed interim controls (89.121TZ) and on the proposed permanent reclassifications (90.539Z).

The proposed ordinances, the Proposal for Citizen Review of the Residential Conservation Rezoning Study, and the Preliminary Negative Declaration are now available at the Department of City Planning, 450 McAllister Street, 4th floor, between 8:00 a.m. and 5:00 p.m.

Revised Neighborhood Commercial District Chart Available

A chart which lists the various Neighborhood Commercial Zoning Districts and the uses and features associated with each one can now be purchased for \$1.00 per copy at the 5th Floor Information Desk, 450 McAllister Street, between the hours of 10:00 a.m. to 12:00 noon and 1:00 p.m. - 5:00 p.m. The previous chart was produced during the draft stage of the Neighborhood Commercial controls which have since been amended.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: On September 20, 1990, the City Planning Commission will consider a Water Conservation Ordinance which would restrict the use of turf grass, water fountains and water intensive plants in new developments on lots in excess of 3,500 square feet in other than RH-1 districts to 15% of the lot area. The ordinance would also require the use of automatic irrigation systems. Copies of the ordinance may be obtained at the Department of City Planning, 450 McAllister Street, Room 403. For further information contact Steve Shotland at 558-6308.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.



NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY

DOCUMENTS DEPT.

SEP 18 1990

SAN FRANCISCO  
PUBLIC LIBRARY

SEPTEMBER 20, 1990  
ROOM 282, CITY HALL  
1:00 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

1:00 P.M.

A. ITEMS TO BE CONTINUED

1. 90.398ET (Williams)  
Consideration of an amendment to Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code) by adding Section 135.3 thereto, establishing limitations on water use for landscaping in new developments (Board of Supervisors' File No. 115-90-7).  
(Continued from Regular Meeting of August 30, 1990)  
(Proposed for continuation to October 4, 1990)
2. 88.729P (Gallagher)  
1547-1563 - 48TH AVENUE, west side between Kirkham and Lawton Streets  
- Application for a Coastal Zone Permit under City Planning Code Section 330 to construct five residential buildings with three units each after demolition of a skating rink.  
(Continued from Regular Meeting of August 30, 1990)  
(Proposed for continuation to October 25, 1990)
3. 89.543L (Marsh)  
BUENA VISTA NORTH HISTORIC DISTRICT, area generally bounded by Divisadero Street to the east, Masonic Avenue to the west, Haight Street to the south and Oak Street to the north; the subject Historic District includes all or portions thereof of the following Assessor's Blocks 1215, 1218, 1219, 1220, 1221, 1222, 1233, 1234, 1235, 1236, 1237, 1240, and 1241 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider the designation of a Buena Vista North Historic District pursuant to Article 10 of the City Planning Code.  
(Continued from Regular Meeting of August 9, 1990)  
(Proposed for continuation to September 27, 1990)  
NOTE: On June 7, 1990, the Commission passed a motion of intent to approve by a vote of 6-0, Commissioner Sewell absent.
4. 87.268E (Maltzer)  
POTRERO HILL SQUARE, 411 De Haro Street, between 17th and Mariposa Streets, Lots 4 (portion) and 6 in Assessor's Block 3980 - Appeal of Preliminary Negative Declaration for the proposed construction of a

4. 87.268E (continued) (Maltzer)  
three-story, 83,000 gross square-foot commercial complex containing office, showroom, retail and restaurant space, with basement and ground-level parking for 142 vehicles and two-truck loading spaces.  
(Continued from Regular Meeting of August 9, 1990)  
(Proposed for continuation to October 11, 1990)
5. 89.676CV (Miller)  
1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276 - Request for authorization of Conditional Use for a CHILD CARE FACILITY for up to 60 children (Kiddle Express) in an RC-4 (Residential-Commercial Combined, High Density) district. This project is also the subject of a request for an OFF-STREET PARKING VARIANCE (Case No. 89.676CV) to excuse the proposed facility from the two-space off-street parking requirement of the City Planning Code.  
(Continued from Regular Meeting of August 30, 1990)  
(Proposed for continuation to October 4, 1990)
6. 89.676CV (Miller)  
1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276, in an RC-4 (Residential-Commercial Combined, High Density) district. OFF-STREET PARKING VARIANCE SOUGHT: The applicant seeks to establish a CHILD CARE FACILITY for up to 60 children with no off-street parking spaces when the City Planning Code would require two off-street parking spaces for this use. The proposed child care facility is also the subject of a request for Conditional Use authorization by the City Planning Commission (Case No. 89.676CV).  
(Continued from Regular Meeting of August 30, 1990)  
(Proposed for continuation to October 4, 1990)
7. 90.197L (Marsh)  
JACKSON BREWERY COMPANY COMPLEX; 1475-1477, 1479-1479-A FOLSOM, 1489 FOLSOM STREET, 305, 315-319, AND 333 - 11TH STREET, southeast corner of 11th and Folsom Streets, Lots 28-A, 28-B, 29, 30, 30-A, 30-B, and 30-C in Assessor's Block 3520 - Acting on the request of the Landmarks Preservation Advisory Board to consider the designation of the Jackson Brewery Company Complex as a Landmark pursuant to Article 10 of the City Planning Code. The subject properties are located in the SLR (Service, Light Industrial, Residential) District and 50-X Height and Bulk District.  
(Proposed for continuation to October 4, 1990)
8. 90.463C (Miller)  
2507 PINE STREET, south side between Scott and Pierce Streets, Lots 1 and 2 in Assessor's Block 657 - Request for authorization of Conditional Use for a CHILD CARE FACILITY (The Little School) for up to 72 children in an RH-2 (House, Two-Family) district.  
(Continued from an earlier Regular Meeting)  
(Proposed for continuation to October 4, 1990)

9. 90.418C (Green)  
2332 TARAVAL STREET, north side between 33rd and 34th Avenues, Lot 19 in Assessor's Block 2362 - Request for authorization of Conditional Use to demolish a two-story single family residential building in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story dwelling unit and detached garage, to construct a three-story mixed use building containing retail floor area and two off-street parking spaces at ground level, second story office area including mezzanine area, and two dwelling units on the third story on a lot approximately 3,750 square feet in size.  
(Continued from Regular Meeting of August 23, 1990)  
(Proposed for continuation to October 4, 1990)
10. 88.649C (Green)  
624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and to construct one of the following alternative projects: (a) two-story commercial building without any residential units; (b) three-story mixed use building containing ground floor commercial area, second floor office area, and one-third floor dwelling unit with no off-street parking provisions; or (c) three-story mixed use building containing ground floor commercial area, and two dwelling units on the second and third floors with no off-street parking provisions. Alternative schemes (b) and (c) would also require Conditional Use authorization to reduce the residential off-street requirements. Lot 22 is approximately 2,400 square feet in size.  
(Continued from Regular Meeting of September 6, 1990)  
(Proposed for continuation to October 4, 1990)
11. 89.411ET (Miller)  
Consideration of proposed text changes to the City Planning Code amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code) by amending Section 238 thereof, relating to eating and drinking uses, private clubs, conversion of dwelling units to tourist or transient or non-residential use, and commercial office use in the Nob Hill Special Use District.  
(Continued from Regular Meeting of August 16, 1990)  
(Proposed for continuation to October 4, 1990)
12. 88.500EZ (Miller)  
1208-1250 JONES STREET AND 1298 SACRAMENTO STREET, east side of Jones Street between Sacramento and Clay Streets, Lots 27, 30, 43, 44/55, 58/88, 90, 125, and 126 in Assessor's Block 217, in an RM-4 (Mixed Residential, High Density) district (Lots 27, 43, and 125, and portions of Lots 44/55, 58/88, and 90) and an RM-3 (Mixed Residential, Medium Density) district (Lots 126 and the remainder of Lots 44/55, 58/88, and 90) - Request for Reclassification of Property to extend the boundary of the Nob Hill Special Use District to include the subject lots.  
(Continued from Regular Meeting of August 16, 1990)  
(Proposed for continuation to October 4, 1990)



**B. PUBLIC COMMENT**

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

**C. COMMISSIONERS' QUESTIONS AND MATTERS****D. DIRECTOR'S REPORT**

13. 379 - 17TH AVENUE. (Passmore)

**E. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED**

14. 90.113C (Nishimura)  
1298 OCEAN AVENUE, northeast corner of Plymouth Avenue, Lot 17 in Assessor's Block 3199 - Request for authorization of Conditional Use to establish an Automotive Repair use (Planning Code Section 711.59) entirely within a new building with a total floor area in excess of 4,000 square feet (Planning Code Section 711.11) on a lot in excess of 10,000 square feet (Planning Code Section 711.21) within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building, and to construct a new building with a total floor area of approximately 8,086 square feet entirely devoted to Automotive Repair (Planning Code Section 790.15) on a lot approximately 10,726 square feet in size.  
(Continued from Regular Meeting of September 13, 1990)
15. 90.270C (Nishimura)  
1326 GRANT AVENUE, east side between Green and Vallejo Streets, Lot 28 in Assessor's Block 132 - Request for authorization of Conditional Use to establish a full-service restaurant (as defined by Section 790.92 of the City Planning Code) with a seating capacity of up to 34 persons within an approximate total area of 1,190 square feet within the North Beach Neighborhood Commercial District.  
(Continued from Regular Meeting of September 13, 1990)
16. 90.385C (Chiong)  
780 VALENCIA STREET, west side between 18th and 19th Streets, Lot 10 in Assessor's Block 3588 - Request for authorization of Conditional Use to establish a LARGE FAST FOOD RESTAURANT (deli/creamery) as defined by Section 790.90 of the City Planning Code with approximately 5,000 square feet and seating capacity for up to 49 persons within the Valencia Street Neighborhood Commercial District. The proposal is to convert a warehouse to a retail dairy products and ice creamery/deli with approximately 1,125 square feet for retail activity, 1,600 square feet of storage, 800 square feet of accessory office space and the remaining space use for up to 5 off-street parking spaces and a truck loading space.  
(Continued from Regular Meeting of September 13, 1990)



17. 86.505EMTZ (Bash)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street. The Mission Bay development proposal includes up to 8,270 housing units (3,000 affordable on site), 4.8 million square feet of office, 900,000 square feet of commercial/light industrial, 750,000 square feet of retail, a 500-room, 400,000 square feet hotel, fire and police stations, recreation and cultural centers, a school, a Public Utilities Commission MUNI Metro storage, maintenance and administrative facility, a public facilities site, and about 69 acres of publicly-accessible open space and parks.
- a. Amendments to the Master Plan, including:
    1. Mission Bay Plan - Proposal for Adoption, for the area and development proposal described above.
    2. Central Waterfront Plan to: (1) incorporate the Mission Bay Plan and its area into the Central Waterfront Plan by replacing the China Basin area, modifying the Central Basin area, and incorporating into the Central Waterfront Plan the two blocks between Third and Fourth Street at King Street; (2) modify the Central Basin area to exclude those portions within the Mission Bay area; (3) modify the land use, industry, maritime, commerce, residence, transportation, recreation and open space, and urban design policies to apply to the Showplace Square, North Potrero, Central Basin, Islais Creek and Lower Potrero areas; and (4) incorporate new information that has become available in the decade since adoption of the Central Waterfront Plan.
    3. Maps in Master Plan Elements to incorporate the Mission Bay Plan, including the Residence, Commerce and Industry, Transportation, Urban Design Element, Recreation and Open Space and Community Facilities Elements; and policies in the Commerce and Industry Element concerning displacement of industrial firms.
  - b. Proposed Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation, as set forth in Chapter 56 of the Administrative Code.
  - c. Amendments to the City Planning Code (Part II, Chapter II of the San Francisco Municipal Code) to amend Sections 102, 201, and 202, and to add Article 9 concerning the proposed Mission Bay Plan and its area, including such items as Mission Bay use districts, uses permitted, zoning control tables, density

## Item #86.505EMTZ (Cont)

provisions, height districts and methods of measurement and exceptions, building form articulation provisions, setbacks and projections, roof-top features, awnings and marquees, lot coverage and building separations, open space requirements, street tree and art work requirements, off-street parking and freight loading/service vehicle provisions, sign provisions, relationship to transportation management/resident training, and placement/childcare/office space limitation/historic preservation provisions, rules for nonconforming uses and non-complying structures, rules for conditional, temporary and accessory uses, and provisions for permit approval and enforcement.

- d. Amendments to the Zoning Map (Use and Height Districts) by reclassifying the property: (1) from CM to MB-O, and from M-2 and P to MB-R-1, MB-R-2, MB-R-3, MB-O, MB-C1, MB-NC-S, MB-NC-2, MB-NC-3, MB-H, MB-OS, MB-CF, and M-1 Use Districts; and (2) from 40-X, 50-X, 80-B, 105-F, 130-B, and 200-E Height and Bulk Districts to OS, 45, 55, 70, 85, 95, and 110 Height Districts.
- e. Resolutions regarding: (a) The Mission Bay Plan, Central Waterfront Plan, and other related amendments to the Master Plan; (b) Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation; (c) amendments to the City Planning Code; (d) amendments to the Zoning Map; and (e) related matters, including findings related to the Mission Bay Affirmative Action and Economic Development Plan; amendments to San Francisco Administrative Code chapter 56 concerning the annual review process for development agreement; extension of rapid transit along the Third Street/South Bayshore Corridor; City funding (e.g., Mission Bay fiscal surpluses, Property Transfer Tax, bond measures, tax increment district) for the Mission Bay Housing Program and for other affordable housing throughout the city; City funding (e.g., Mission Bay fiscal surpluses, Property Transfer Tax, bond measures, tax increment district) for the Mission Bay Economic Development Fund and for other economic development activities throughout the city; City fees for overseeing the hazardous materials remediation plan; use of Mission Bay application fees, and City fees for monitoring mitigation measures under the California Environmental Quality Act.

(Public Hearing Closed on all of these matters and Continued from Regular Meeting of September 13, 1990)

---

NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.

---

3:45 P.M.F. REGULAR CALENDAR

18. 88.051C (Green)  
2001 UNION STREET, south side between Buchanan and Webster Streets, Lot 24 in Assessor's Block 541 - Request for authorization of Conditional Use to establish live entertainment defined as "OTHER ENTERTAINMENT" by Section 790.38 of the City Planning Code within the Union Street Neighborhood Commercial District. The proposal is to add live entertainment one night per week to the existing two-story restaurant/bar which is currently licensed for dancing in approximately 4,100 square feet of floor area.  
(Continued from Regular Meeting of September 13, 1990)  
(Check with Department staff for possible withdrawal)
19. 90.183E (Deutsch)  
1001 POLK STREET/1000 GEARY STREET, northwest corner of Polk and Geary Streets; lot 4 in Assessor's Block 694. Appeal of Negative Declaration issued for proposal to convert existing four story (over basement) office building to emergency shelter (225 beds), multi-service center and drop-in center for homeless adults.
20. 90.183R (Williams)  
1001 POLK STREET/1000 GEARY STREET - Master Plan Referral regarding the use of City funds for renovation, lease or acquisition of the project site by the City for use as a homeless-shelter, and consistency of that action with the policies of City Planning Code Section 101.1.
- 5:00 P.M.
21. 90.187D (Berkowitz)  
180-182 GRAYSTONE TERRACE, south side between Pemberton Place and Iron Alley, Lot 56 in Assessor's Block 2719-B - Request for Discretionary Review of Building Permit Application No. 9000510-S for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of September 13, 1990)
22. 90.465C (Green)  
3129 GEARY BOULEVARD, south side between Cook and Spruce Streets, Lot 32 in Assessor's Block 1088 - Request for authorization of Conditional Use to establish an Automotive Repair Service (Section 790.14 of the City Planning Code) within an NC-3 (Moderate-Scale Neighborhood Commercial) district. The proposal is to expand the existing one-story building from a total of 1,500 square feet to 2,500 square feet approximately and to install an automotive repair use performing oil changing, engine tune-up, smog checks, and brake service. Lot 32 is approximately 2,500 square feet in size.

23. 90.458C (Green)  
1045 POLK STREET, west side between Cedar and Post Streets, Lot 2 in Assessor's Block 694 - Request for authorization of Conditional Use to establish a SMALL SELF-SERVICE RESTAURANT (as defined by Section 790.91 of the City Planning Code) within the Van Ness Avenue Special Use District. The proposal is to install a self-service pizza restaurant in approximately 848 square feet of floor area. The space was formerly occupied by a retail cake and gift shop.

6:00 P.M.

24. 89.121ETZ (Deutsch)  
RESIDENTIAL CONSERVATION CONTROLS - APPEAL OF PRELIMINARY NEGATIVE DECLARATION on Amendments to City Planning Code map and text, affecting all residential (RH and RM) districts with a height limit of 40 feet or less. The amendments analyzed would reclassify from RH-3 and RM districts to RH-2 about 2,100 lots with single- and two-family buildings and to RH-1 about 150 lots with single-family buildings; would prevent demolition of sound single-family buildings in RH-2 districts unless the second permitted replacement unit is limited to 600 square feet in size; would redefine the building envelope of new construction and alteration by proposing new building depth and height limits; would revise the off-street parking requirements for new development and alterations; and would revise procedures for notification of proposed projects, with provisions for exceptions.  
(Continued from Regular Meeting of September 13, 1990)
25. 89.121TZ (Horton)  
RESIDENTIAL CONSERVATION CONTROLS: INTERIM TEXT AND MAP AMENDMENTS - Hearing on the proposed Residential Conservation Controls which cover all residential (RH and RM) districts with a height limit of 40 feet or less and propose provisions which discourage the demolition of sound single family buildings in RH-2 districts, redefine the building envelope of new construction and alteration by proposing new building depth and height limits, revise the off-street parking requirements for new development and alterations, revise procedures for notification and review of proposed projects, and provide for exceptions.  
(Continued from Regular Meeting of September 13, 1990)

Adjournment.

SPECIAL NOTICE OF FUTURE HEARINGS ON THE RESIDENTIAL CONSERVATION CONTROLS AS INITIATED:

Thursday, 9-27-90 - Hearing and potential action on the proposed interim controls (89.121TZ) and on the proposed permanent reclassifications (90.539Z).

The proposed ordinances, the Proposal for Citizen Review of the Residential Conservation Rezoning Study, and the Preliminary Negative Declaration are now available at the Department of City Planning, 450 McAllister Street, 4th floor, between 8:00 a.m. and 5:00 p.m.

Revised Neighborhood Commercial District Chart Available

A chart which lists the various Neighborhood Commercial Zoning Districts and the uses and features associated with each one can now be purchased for \$1.00 per copy at the 5th Floor Information Desk, 450 McAllister Street, between the hours of 10:00 a.m. to 12:00 noon and 1:00 p.m. - 5:00 p.m. The previous chart was produced during the draft stage of the Neighborhood Commercial controls which have since been amended.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: On September 20, 1990, the City Planning Commission will consider a Water Conservation Ordinance which would restrict the use of turf grass, water fountains and water intensive plants in new developments on lots in excess of 3,500 square feet in other than RH-1 districts to 15% of the lot area. The ordinance would also require the use of automatic irrigation systems. Copies of the ordinance may be obtained at the Department of City Planning, 450 McAllister Street, Room 403. For further information contact Steve Shotland at 558-6308.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.





SF  
C55  
#14  
9/24/90  
Special

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
SEPTEMBER 24, 1990  
ROOM 605, 450 MCALLISTER STREET  
4:00 P.M.

DOCUMENTS DEPT.

SEP 24 1990

PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

4:00 P.M.

A. ITEMS TO BE CONTINUED

1. 90.412D (BLAUVELT)  
655-657 FRANCISCO STREET, south side between Columbus and Jones  
Street, Lot 18 in Assessor's Block 50 -- Request for Discretionary  
Review of Building Permit Application No. 8912706 for construction of  
a new four-story, two-unit building after demolition of an existing  
two-story building and detached garage in an RM-1 (Residential,  
Mixed, Low Density) District,  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Proposed for continuation to October 15, 1990)  
NOTE: This case and case No. 90.413D will be heard concurrently.
2. 90.413D (BLAUVELT)  
34 and 36 HOUSTON STREET, north side between Columbus Avenue and  
Jones Street, Lots 13 and 14 in Assessor's Block 50 -- Request for  
Discretionary Review of Building Permit Application No. 8912709 for  
construction of a new four-story, two-unit building in an RM-1  
(Residential, Mixed, Low Density) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed for continuation to October 15, 1990)  
NOTE: This case and case No. 90.412D will be heard concurrently.
3. 90.234D (BLAUVELT)  
2066-22nd AVENUE, east side between Qunitara and Pacheco Streets, Lot  
6G in Assessor's Block 2141 -- Request for Discretionary Review of  
Building Permit Application No. 9004820 for a horizontal (rear)  
extension to an existing two-story, single-family dwelling in an RH-1  
(House, One-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed for continuation)



B. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

4. 90.273D (BLAUVELT)  
1815 - 20th AVENUE, west side between Noriega and Ortega Streets, Lot 4 in Assessor's Block 2057 -- Request for Discretionary Review of Building Permit Application No. 9004530 for a horizontal (rear) extension to an existing two-story, single-family dwelling in an RH-1 (House, One-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of September 13, 1990)

C. SPECIAL CALENDAR

5. 90.332D (BLAUVELT)  
571 JERSEY STREET, south side between Diamond and Douglass Streets, Lot 33 in Assessor's Block 6540 -- Request for Discretionary Review of Building Permit Application No. 9008495 for a horizontal (front) extension to an existing partial second story of a two-story, single-family dwelling in an RH-2 (House, One-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
6. 90.406D (BLAUVELT)  
2927-2929 LARKIN STREET, west side between North Point and Bay Streets, Lot 3E in Assessor's Block 453 -- Request for Discretionary Review of Building Permit Application No. 8914653 for construction of a new two-story over garage, two-unit building after demolition of an abandoned existing cottage in an RM-3 (Residential, Mixed, Medium Density) District and the Northern Waterfront Special Use District No. 2.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
7. 90.346D: (BLAUVELT)  
2223 - 26TH AVENUE, west side between Santiago and Taraval Streets, Lot 1E in Assessor's Block 2355 -- Request for Discretionary Review of Building Permit Application No. 9002754 to expand to the rear and remove the front-most portion of an existing third story, and to expand by approximately four feet the first and second stories, of a three-story, single-family dwelling in an RH-1 (House, One-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
8. 90.377D (BERKOWITZ)  
752 SHOTWELL STREET, west side between 21st and 22nd Streets, Lot 36 in Assessor's Block 3614 - Request for Discretionary Review of Building Permit Applications Nos. 8925249 and 8925250 for the DEMOLITION OF A SINGLE FAMILY HOUSE AND THE CONSTRUCTION OF A THREE-FAMILY DWELLING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

9. 90.399D (BERKOWITZ)  
3871 - 22nd STREET, south side between Noe and Castro Streets, Lot 26 in Assessor's Block 3623 - Request for Discretionary Review of Building Permit Application No. 9005999 -S for the CONSTRUCTION OF A REAR YARD ADDITION in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
10. 90.389D (BERKOWITZ)  
718 WALLER STREET, north side between Scott and Divisadero Streets, Lot 14 in Assessor's Block 1239 - Request for Discretionary Review of Building Permit DWELLING in an RM-1 (Mixed Residential, Low Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
11. 90.349D (BERKOWITZ)  
137 NEWMAN STREET, north side between Andover and Bennington Streets, Lot 11 in Assessor's Block 5708 - Request for Discretionary Review of Building Permit Application No. 9007418 for the CONSTRUCTION OF A NEW GARAGE, THE ADDITION OF A GROUND FLOOR APARTMENT AND REMODELLING OF STAIRS AND DECK in an RH-2 (house, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
12. 90.275D (BERKOWITZ)  
886 JUNIPERO SERRA BOULEVARD, west side between Wyton Lane and Holloway Avenue, Lot 11 in Assessor's Block 714 -A - Request for Discretionary Review of Building Permit Application No. 9005202-S for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
13. 89.666U (BERKOWITZ)  
1475 RANKIN STREET, northeast corner of Quesada Avenue, Lot 26 in Assessor's Block 5330 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8907157 for the CONSTRUCTION OF A TWO-STORY REAR YARD ADDITION to a single family house in an RH-1 (House, One-Family) district.  
(Continued from Special Meeting of August 27, 1990)

D. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

Adjournment.

NOTICE: Effective July 1, 1990, access to City Hall has been changed. This is to allow all members of the community evening access to City Hall. Access after hours (6:00 p.m. to midnight) on workdays will only be through the Van Ness Avenue entrance. Access at all other times will be unchanged.

NOTE ON APPEALS: Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC/547

SF  
055  
#14  
9/27/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
SEPTEMBER 27, 1990  
ROOM 282, CITY HALL  
11:00 A.M.

DOCUMENTS DEPT.

SEP 24 1990

Public Hearing

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

11:00 A.M.

A. ITEMS TO BE CONTINUED

1. 90.305D (Berkowitz)  
3060 - 26TH AVENUE, east side between Ocean Avenue and Eucalyptus Drive, Lot 6 in Assessor's Block 7212 - Request for Discretionary Review of Building Permit Application No. 9004940 for the CONSTRUCTION OF A VERTICAL ADDITION TO A SINGLE FAMILY RESIDENCE in an RH-1(D) (House, One-Family, Detached Dwellings) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing(Continued from Special Meeting of August 27, 1990)  
(Proposed for continuation to October 11, 1990)
2. 90.023D (Nixon)  
169 TWIN PEAKS BOULEVARD, northeast corner of Graystone Terrace, Lot 34 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921469 for the construction of a 3-story, single family building on a vacant lot in an RH-1 (House, One-Family) district.
  - a) Consideration of Discretionary Review
  - b) Discretionary Review hearing(Continued from Regular Meeting of September 6, 1990)  
(Proposed for continuation to October 25, 1990)
3. 90.023DV (Nixon)  
169 TWIN PEAKS BOULEVARD, northeast corner of Graystone Terrace, Lot 34 in Assessor's Block 2705, in an RH-1 (House, One-Family) district.

Item 90.023DV cont.

FRONT SETBACK VARIANCE SOUGHT: The proposal is to construct a 3-bedroom, 3-story, single family building containing one level of parking and living area and two levels of living area on the existing vacant lot.

Section 132 of the City Planning Code requires an open and unobstructed front setback of approximately 8 feet measured from the front property line. The entire building extends approximately 8 feet into the required front setback.

(Continued from Regular Meeting of September 6, 1990)

(Proposed for continuation to October 25, 1990)

4. 90.022D (Nixon)

173 TWIN PEAKS BOULEVARD, northwest corner of Crown Terrace, Lot 32 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921472 for the construction of a 4-story, single family building on a vacant lot in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of September 6, 1990)

(Proposed for continuation to October 25, 1990)

5. 90.022DV: (Nixon)

173 TWIN PEAKS BOULEVARD, northwest corner of Crown Terrace, Lot 32 in Assessor's Block 2705, in an RH-1 (House, One-Family) district.

FRONT SETBACK VARIANCE SOUGHT: The proposal is to construct a 3-bedroom, 4-story, single family building, containing one level of parking and three levels of living area on the existing vacant lot.

Section 132 of the City Planning Code requires an open and unobstructed front setback of approximately 8 feet measured from the front property line. The top two levels of the proposed building extend an average of approximately 6.5 feet into the required front setback.

(Continued from Regular Meeting of September 6, 1990)

(Proposed for continuation to October 25, 1990)

B. CONSIDERATION OF FINDINGS AND FINAL MOTION: PUBLIC HEARING CLOSED

6. 86.505EMTZ (Bash)

MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street. The Mission Bay development proposal includes up to 8,270 housing units (3,000 affordable on site), 4.8

## Item 86.505EMIZ cont.

million square feet of office, 900,000 square feet of commercial/light industrial, 750,000 square feet of retail, a 500-room, 400,000 square feet hotel, fire and police stations, recreation and cultural centers, a school, a Public Utilities Commission MUNI Metro storage, maintenance and administrative facility, a public facilities site, and about 69 acres of publicly-accessible open space and parks.

- a. Amendments to the Master Plan, including:
  1. Mission Bay Plan - Proposal for Adoption, for the area and development proposal described above.
  2. Central Waterfront Plan to: (1) incorporate the Mission Bay Plan and its area into the Central Waterfront Plan by replacing the China Basin area, modifying the Central Basin area, and incorporating into the Central Waterfront Plan the two blocks between Third and Fourth Street at King Street; (2) modify the Central Basin area to exclude those portions within the Mission Bay area; (3) modify the land use, industry, maritime, commerce, residence, transportation, recreation and open space, and urban design policies to apply to the Showplace Square, North Potrero, Central Basin, Islais Creek and Lower Potrero areas; and (4) incorporate new information that has become available in the decade since adoption of the Central Waterfront Plan.
  3. Maps in Master Plan Elements to incorporate the Mission Bay Plan, including the Residence, Commerce and Industry, Transportation, Urban Design Element, Recreation and Open Space and Community Facilities Elements; and policies in the Commerce and Industry Element concerning displacement of industrial firms.
- b. Proposed Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation, as set forth in Chapter 56 of the Administrative Code.
- c. Amendments to the City Planning Code (Part II, Chapter II of the San Francisco Municipal Code) to amend Sections 102, 201, and 202, and to add Article 9 concerning the proposed Mission Bay Plan and its area, including such items as Mission Bay use districts, uses permitted, zoning control tables, density provisions, height districts and methods of measurement and exceptions, building form articulation provisions, setbacks and projections, roof-top features, awnings and marquees, lot coverage and building separations, open space requirements, street tree and art work requirements, off-street parking and freight loading/service vehicle provisions, sign provisions, relationship to transportation management/resident training, and placement/childcare/office space limitation/historic preservation provisions, rules for nonconforming uses and non-complying structures, rules for conditional, temporary and accessory uses, and provisions for permit approval and enforcement.



## Item #86.505EMTZ (Cont)

- d. Amendments to the Zoning Map (Use and Height Districts) by reclassifying the property: (1) from CM to MB-0, and from M-2 and P to MB-R-1, MB-R-2, MB-R-3, MB-0, MB-C1, MB-NC-S, MB-NC-2, MB-NC-3, MB-H, MB-OS, MB-CF, and M-1 Use Districts; and (2) from 40-X, 50-X, 80-B, 105-F, 130-B, and 200-E Height and Bulk Districts to OS, 45, 55, 70, 85, 95, and 110 Height Districts.
- e. Resolutions regarding: (a) The Mission Bay Plan, Central Waterfront Plan, and other related amendments to the Master Plan; (b) Mission Bay development agreement between the City and County of San Francisco and Catellus Development Corporation; (c) amendments to the City Planning Code; (d) amendments to the Zoning Map; and (e) related matters, including findings related to the Mission Bay Affirmative Action and Economic Development Plan; amendments to San Francisco Administrative Code chapter 56 concerning the annual review process for development agreement; extension of rapid transit along the Third Street/South Bayshore Corridor; City funding (e.g., Mission Bay fiscal surpluses, Property Transfer Tax, bond measures, tax increment district) for the Mission Bay Housing Program and for other affordable housing throughout the city; City funding (e.g., Mission Bay fiscal surpluses, Property Transfer Tax, bond measures, tax increment district) for the Mission Bay Economic Development Fund and for other economic development activities throughout the city; City fees for overseeing the hazardous materials remediation plan; use of Mission Bay application fees, and City fees for monitoring mitigation measures under the California Environmental Quality Act.

(Public Hearing Closed on all of these matters and Continued from Regular Meeting of September 20, 1990)

---

**NOTE:** The Commission will take a 15-minute recess at approximately 3:00 p.m.

---

3:15 P.M.

C. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

D. COMMISSIONERS' QUESTIONS AND MATTERS

E. DIRECTOR'S REPORT

- 7. 1125 MARKET STREET  
Application to demolish a Category V--unrated building.

(Badiner)



8. 90.560E (Gallagher)  
PRESIDIO EIS Hearing - Commission consideration of the Base Closure Draft Environmental Impact Statement for the Presidio of San Francisco, prepared by US Army Corps of Engineers. Copies are available from Army Corps of Engineers; call Bob Verkade at (916)-551-2251.
9. PRESIDIO PLANNING (Kendall)  
Presentation of Army's current schedule for closure of Presidio Army Base, National Park Service process for planning for future management of the Presidio as part of Golden Gate National Recreation Area and current agreements regarding City's participation in planning process. Overview of Presidio resources and major planning issues.
10. (Badiner)  
REVIEW OF OFFICE DEVELOPMENT LIMITATIONS PROGRAM PROJECT AUTHORIZATIONS WITH RESPECT TO COMMENCEMENT OF CONSTRUCTION
  - a. 524 Howard Street
  - b. 101 Second Street
  - c. 222 Second Street

F. REGULAR CALENDAR

11. 88.051C (Green)  
2001 UNION STREET, south side between Buchanan and Webster Streets, Lot 24 in Assessor's Block 541 - Request for authorization of Conditional Use to establish live entertainment defined as "OTHER ENTERTAINMENT" by Section 790.38 of the City Planning Code within the Union Street Neighborhood Commercial District. The proposal is to add live entertainment one night per week to the existing two-story restaurant/bar which is currently licensed for dancing in approximately 4,100 square feet of floor area.  
(Continued from Regular Meeting of September 20, 1990)
12. 89.693Q (Hood)  
1257 CHESTNUT STREET, south side between Polk Street and Van Ness Avenue, Lot 1E in Assessor's Block 499--Six-unit residential condominium conversion subdivision review for consistency with the Master Plan in an RM-1 (Mixed Residential, Low Density) zoning district.
13. 90.063Q (Hood)  
1859 VALLEJO STREET, south side between Octavia and Gough Streets, Lot 20 in Assessor's Block 568--Five-unit residential condominium conversion subdivision review for consistency with the Master Plan in an RM-1 (Mixed, Residential, Low Density) zoning district.

14. 90.216D (Nixon)  
76 HERNANDEZ AVENUE, west side between Woodside Avenue and Laguna Honda Boulevard, Lot 11 in Assessor's Block 2890 - Request for Discretionary Review of Building Permit Application No. 9002184 proposing the construction of a 3-story, 12 feet deep rear addition and a front addition on the existing 3-story single family house on the 100-foot deep by 40 feet wide lot in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of September 13, 1990)

15. 90.262S (Skiffer)  
980 & 996 INNES STREET and 401 HAWES STREET, Lots 9, 10 and 11 in Assessor's Block 4646: Review for consistency with Master Plan and Planning Code of the proposed merger of three lots into one lot in a C-M (Heavy commercial) district and a 40-X height and bulk district.

16. 88.811EC (Nishimura)  
55 PAGE STREET, southeast corner of Gough Street, through lots to Rose Street, Lots 7 and 8 in Assessor's Block 854 - Request for authorization of Conditional Use to construct a mixed use retail, commercial, office and residential building of eight stories with a subterranean parking garage on two adjoining lots with a total area of approximately 25,821.24 square feet in an NC-3 (Moderate-Scale Neighborhood Commercial) district and an 80-A Height and Bulk District. The request for Conditional Use authorization is for a Planned Unit Development pursuant to Section 304 of the City Planning Code.

The eighty feet high building would contain 19,075 gross square feet of ground story retail and commercial spaces, second story office spaces totaling 24,850 gross square feet and one hundred twenty-eight (128) residential units on the third through eighth stories, totaling a gross floor area of 170,000 square feet. The subgrade parking garage would contain at least ninety-two (92) independently accessible residential parking spaces and valet parking for commercial uses. Modifications and deviations from the Planning code include building bulk, residential density, off-street parking, commercial use size, rear yard, usable open space, and obstructions over streets and alleys and usable open space.  
(Continued from Regular Meeting of September 13, 1990)

5:00 P.M.

17. 89.584EC (McDonald)  
1438 FILBERT STREET, north side between Polk Street and Van Ness Avenue, Lot 11 in Assessor's Block 523: Request for authorization of Conditional Use to permit construction of 12 dwelling units in a building exceeding 40 feet in height on a lot having 5000 square feet of area in an RM-3 (Mixed Residential, Medium Density) district with a 65-A height and bulk designation.

18. 89.702C (McDonald)  
1135-1139 GREEN STREET, south side between Leavenworth and Hyde Streets, Lots 90 and 91 in Assessor's Block 125 - Request for authorization of Conditional Use to permit the construction of four new dwelling units to be added to five existing dwelling units, one of which is to be demolished, resulting in a final total of eight dwelling units on two lots having an aggregate area of 11,162.5 square feet in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.  
(Continued from Regular Meeting of September 13, 1990)

---

**NOTE:** The Commission will take a 1 hour dinner break at approximately 6:00 p.m.

---

7:00 P.M.

19. 89.121IZ (Horton)  
RESIDENTIAL CONSERVATION CONTROLS: INTERIM TEXT AND MAP AMENDMENTS - Hearing on the proposed Residential Conservation Controls which cover all residential (RH and RM) districts with a height limit of 40 feet or less and propose provisions which discourage the demolition of sound single family buildings in RH-2 districts, redefine the building envelope of new construction and alteration by proposing new building depth and height limits, revise the off-street parking requirements for new development and alterations, revise procedures for notification and review of proposed projects, and provide for exceptions.  
(Continued from Regular Meeting of September 20, 1990)
20. 90.539Z (Horton)  
RESIDENTIAL CONSERVATION REZONING PROPOSAL FOR ADOPTION. PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 - Hearing on the proposed permanent amendments to the Zoning Maps for reclassification of approximately 2,100 properties in RH-3 and RM districts to RH-2, of approximately 140 properties in RH-3 and RM districts to RH-1, two properties from RM-1 to RH-1(D) and one property from RH-3 to RM-2. These properties are located in the area bounded by Lake Street, 27th Avenue, Clement Street, 48th Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street, and 18th Avenue; the area bounded by Carl Street, Hillway Avenue, Parnassus Avenue, Farnworth Lane, Belmont Avenue, Willard Avenue, Woodland Avenue, Parnassus Avenue, and Willard Avenue; the area bounded by 17th Street, Dolores Street, 28th Street, Diamond Heights Boulevard, Market Street, and Douglass Street; the area bounded by 29th Street, San Jose Avenue, Day Street, and Dolores Street; the area bounded by Joost Avenue, Ridgewood Avenue, Hearst Avenue, and Congo Street; the area bounded by Excelsior Avenue, Paris Street, Persia Avenue, and Naples Street; the area bounded by Amazon Avenue, Paris Street, Rolph Street, and Naples Street; the area bounded by Dwight Street, Girard

## Item 90.539Z cont.

Street, Alpha Street, and James Lick Freeway; the area bounded by Hale Street, Barneveld Avenue, Silver Avenue, and San Bruno Avenue; the area bounded by Marina Boulevard, Baker Street, Bay Street, Lyon Street, Lombard Street, and Fillmore Street; and the area bounded by Bay Street, Laguna Street, Lombard Street, and Van Ness Avenue.

## Adjournment.

The proposed ordinances, the Proposal for Citizen Review of the Residential Conservation Rezoning Study, and the Preliminary Negative Declaration are now available at the Department of City Planning, 450 McAllister Street, 4th floor, between 8:00 a.m. and 5:00 p.m.

Revised Neighborhood Commercial District Chart Available

A chart which lists the various Neighborhood Commercial Zoning Districts and the uses and features associated with each one can now be purchased for \$1.00 per copy at the 5th Floor Information Desk, 450 McAllister Street, between the hours of 10:00 a.m. to 12:00 noon and 1:00 p.m. - 5:00 p.m. The previous chart was produced during the draft stage of the Neighborhood Commercial controls which have since been amended.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: On October 4, 1990, the City Planning Commission will consider a Water Conservation Ordinance which would restrict the use of turf grass, water fountains and water intensive plants in new developments on lots in excess of 3,500 square feet in other than RH-1 districts to 15% of the lot area. The ordinance would also require the use of automatic irrigation systems. Copies of the ordinance may be obtained at the Department of City Planning, 450 McAllister Street, Room 403. For further information contact Steve Shotland at 558-6308.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

SF  
255  
74.  
4/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 4, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 90-187D (BERKOWITZ)  
180-82 GRAYSTONE TERRACE, south side between Pemberton Place and Iron Alley, Lot 56 in Assessor's Block 2719-B - Request for Discretionary Review of Building Permit Application No. 9000510-S for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (house, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of September 20, 1990)  
(Proposed for continuation to October 11, 1990)
2. 90.175ET (NISHIMURA)  
Neighborhood Commercial Districts located citywide - Board of Supervisors text amendment of City Planning Code Section 179(d)(1)(f)(1) to extend the filing date of applications for Conditional Use authorization and/or other necessary permits to legalize as a nonconforming use any use which was permitted as a principal use at the time the use was established, but for which the required permits had not been obtained, or which was permitted as a conditional use at the time the use was established, but for which the required authorization and permits had not been obtained. The extension of filing is proposed for another three years until April 12, 1994.  
(Proposed for continuation to November 15, 1990)
3. 89.105EC (MILLER)  
639 BRUNSWICK STREET AND 436 HANOVER STREET, between Lowell and Whittier Streets, Lots 11, 20, 54, and 10B (with an access easement over Lot 20-D) in Assessor's Block 6490 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit the



## Item 89.105EC cont.

construction of up to SEVEN NEW ONE-FAMILY DWELLINGS and the RETENTION OF TWO EXISTING ONE-FAMILY DWELLINGS, generally as shown on plans accompanying the application, requiring exception from the otherwise-applicable City Planning Code standards for dwelling unit density and open space in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of September 6, 1990)  
(Proposed for continuation to October 11, 1990)

## 4. 89.676CV (MILLER)

1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276 - Request for authorization of Conditional Use for a CHILD CARE FACILITY for up to 60 children (Kiddie Express) in an RC-4 (Residential-Commercial Combined, High Density) district. This project is also the subject of a request for an OFF-STREET PARKING VARIANCE (Case No. 89.676CV) to excuse the proposed facility from the two-space off-street parking requirement of the City Planning Code.  
(Continued from Regular Meeting of September 20, 1990)  
(Proposed for continuation to October 11, 1990)

## 5. 89.676CV (MILLER)

1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276, in an RC-4 (Residential-Commercial Combined, High Density) district. OFF-STREET PARKING VARIANCE SOUGHT: The applicant seeks to establish a CHILD CARE FACILITY for up to 60 children with no off-street parking spaces when the City Planning Code would require two off-street parking spaces for this use. The proposed child care facility is also the subject of a request for Conditional Use authorization by the City Planning Commission (Case No. 89.676CV).  
(Continued from Regular Meeting of September 20, 1990)  
(Proposed for continuation to October 11, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONER'S QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

## 6. (BADINER)

Informational presentation on demolition permit application No. 9006159 for 345 Mission Street, an earthquake damaged structure.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION, PUBLIC HEARING CLOSED

7. 89.702C (MCDONALD)  
1135-1139 GREEN STREET, south side between Leavenworth and Hyde Streets, Lots 90 and 91 in Assessor's Block 125 - Request for authorization of Conditional Use to permit the construction of four new dwelling units to be added to five existing dwelling units, one of which is to be demolished, resulting in a final total of eight dwelling units on two lots having an aggregate area of 11,162.5 square feet in an RH-3 (House, Three-Family) district with a 40-X Height and Bulk designation.  
(Public Hearing Closed and Continued from Regular Meeting of September 27, 1990)  
NOTE: On September 27, 1990, the Commission passed a motion of intent to disapprove the request by a vote of +5-0 with Commissioners Boldridge and Sewell absent.

F. REGULAR CALENDAR

8. 86.505EMTZ (BASH)  
MISSION BAY AREA, generally bounded by Third Street, Berry Street, Fourth Street, the China Basin Channel, China Basin Street, Mariposa Street, Pennsylvania Street, Seventh Street, and Townsend Street; Assessor's Blocks 3795-3798, 3804-3806, 3809, 3810, 3813, 3819, 3822, 3832, 3835, 3837-3841, 3849-3853, 3880, 3892, 3942, and 3944; Lot 2 in Block 3940; portion of Block 3941 westerly of China Basin Street; Lot 6 in Block 3943; Lot 1 in Block 3948; and portion of Block 9900 along China Basin Street. The Mission Bay development proposal includes up to 8,270 housing units (3,000 affordable on site), 4.8 million square feet of office, 900,000 square feet of commercial/light industrial, 750,000 square feet of retail, a 500-room, 400,000 square feet hotel, fire and police stations, recreation and cultural centers, a school, a Public Utilities Commission MUNI Metro storage, maintenance and administrative facility, a public facilities site, and about 69 acres of publicly-accessible open space and parks.
- A. Resolutions regarding related matters, including findings related to the Mission Bay Affirmative Action and Economic Development Plan; amendments to San Francisco Administrative Code Chapter 56 concerning the annual review process for development agreement.  
(Continued from Regular Meeting of September 27, 1990)
9. 90.197L (MARSH)  
JACKSON BREWERY COMPANY COMPLEX; 1475-1477, 1479-1479-A and 1489 FOLSOM STREET, 301, 305, 315-319, AND 333 - 11TH STREET, southeast corner of 11th and Folsom Streets, Lots 28-A, 28-B, 29, 30, 30-A, 30-B, and 30-C in Assessor's Block 3520 - Acting on the request of the Landmarks Preservation Advisory Board to consider the designation of the Jackson Brewery Company Complex as a Landmark pursuant to Article 10 of the City Planning Code. The subject properties are located in the SLR (Service, Light Industrial, Residential) District and 50-X Height and Bulk District.  
(Continued from Regular Meeting of September 20, 1990)



10. 90.440C (CHIONG)  
2291 PINE STREET AND 1946 FILLMORE STREET, southeast corner at Fillmore and Pine Streets: Lot 23 in Assessor's Block 66 -- Request for Conditional Use Authorization to expand the existing full service restaurant from approximately 950 square feet and a seating capacity of up to 20 persons to approximately 2,000 square feet and a seating capacity of up to 125 persons with Alcoholic Beverage Control (ABC) License Type 47 (liquor, food must be served) within the Upper Fillmore Neighborhood Commercial District.
11. 90.441C (CHIONG)  
4021-23 - 24th Street, south side between Castro and Noe Street; Lot 30 in Assessor's Block 6507 -- Request for Conditional Use Authorization to expand an existing financial office from approximately 550 square feet to approximately 1,600 square feet of floor area (the rear portion of the existing space, is a vacant dwelling unit) within the 24th-Noe Valley Neighborhood Commercial District.

---

NOTE: The Commission will take a 15-minute recess at approximately 3:30 p.m.

---

3:45 P.M.

12. 89.411ET (MILLER)  
Consideration of proposed text changes to the City Planning Code amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code) by amending Section 238 thereof, relating to eating and drinking uses, private clubs, conversion of dwelling units to tourist or transient or non-residential use, and commercial office use in the Nob Hill Special Use District.  
(Continued from Regular Meeting of September 20, 1990)
13. 88.500EZ (MILLER)  
1208-1250 JONES STREET AND 1298 SACRAMENTO STREET, east side of Jones between Sacramento and Clay Streets, Lots 27, 30, 43, 44/55, 58/88, 90, 125, and 126 in Assessor's Block 217, in an RM-4 (Mixed Residential, High Density) district (Lots 27, 43, and 125, and portions of Lots 44/55, 58/88, and 90) and an RM-3 (Mixed Residential, Medium Density) district (Lots 126 and the remainder of Lots 44/55, 58/88, and 90) - Request for Reclassification of Property to extend the boundary of the Nob Hill Special Use District to include the subject lots.  
(Continued from Regular Meeting of September 20, 1990)
14. 90.398ET (WILLIAMS)  
Consideration of an amendment to Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code) by adding Section 135.3 thereto, establishing limitations on water use for landscaping in new developments (Board of Supervisors' File No. 115-90-7).  
(Continued from Regular Meeting of September 20, 1990)

5:00 P.M.

15. 90.463C (MILLER)  
2507 PINE STREET, south side between Scott and Pierce Streets, Lots 1 and 2 in Assessor's Block 657 - Request for authorization of Conditional Use for a CHILD CARE FACILITY (The Little School) for up to 72 children in an RH-2 (House, Two-Family) district.  
(Continued from Regular Meeting of September 20, 1990)
16. 90.418C (GREEN)  
2332 TARAVAL STREET, north side between 33rd and 34th Avenues, Lot 19 in Assessor's Block 2362 - Request for authorization of Conditional Use to demolish a two-story single family residential building in an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing two-story dwelling unit and detached garage, to construct a three-story mixed use building containing retail floor area and two off-street parking spaces at ground level, second story commercial area including mezzanine area, and two dwelling units on the third story on a lot approximately 3,750 square feet in size.  
(Continued from Regular Meeting of September 20, 1990)

6:00 P.M.

17. PROPOSED BERNAL HEIGHTS REZONING (PASSMORE)  
Amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code).  
(Continued from Regular Meeting of July 26, 1990)

89.679Z

By amending the Zoning Map of the City and County of San Francisco for certain properties in the Bernal Heights Area generally bounded in the north and east area by Army Street, Folsom Street, and Powhattan Avenue; in the northwest area by Folsom Street and Cortland Avenue; and in the Holly Park Area by Alemany Boulevard and Cortland Avenue; and to reclassify these properties from an RH-2 to an RH-1 district and from an RH-3 to an RH-2 district [Board of Supervisors' File No. 36-89-5]; and

90.084T

By adding Section 242 to establish the Bernal Heights Special Use District and to impose restrictions on property within that district, including height, setback, rear yard, parking, curb cuts, garage door width, and demolition of residential structures, by adding Sections 134, 252.1, and by amending Sections 102, 132, 154, 155 and Table 151 of Section 151 to provide reference to Section 242 of this Code. [Board of Supervisors' File No. 81-90-1]; and

90.084Z

By amending the Zoning Map of the City and County of San Francisco to establish the boundaries for the Bernal Heights Special Use District in the area generally bounded by Army Street, Mission Street, Alemany Boulevard, and the James Lick Freeway. [Board of Supervisors' File No. 36-90-3].

Adjournment

The proposed ordinances, and the Proposal for Citizen Review of the Residential Conservation Rezoning Study are now available at the Department of City Planning, 450 McAllister Street, 4th floor, between 8:00 a.m. and 5:00 p.m.

Revised Neighborhood Commercial District Chart Available

A chart which lists the various Neighborhood Commercial Zoning Districts and the uses and features associated with each one can now be purchased for \$1.00 per copy at the 5th Floor Information Desk, 450 McAllister Street, between the hours of 10:00 a.m. to 12:00 noon and 1:00 p.m. - 5:00 p.m. The previous chart was produced during the draft stage of the Neighborhood Commercial controls which have since been amended.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: On October 4, 1990, the City Planning Commission will consider a Water Conservation Ordinance which would restrict the use of turf grass, water fountains and water intensive plants in new developments on lots in excess of 3,500 square feet in other than RH-1 districts to 15% of the lot area. The ordinance would also require the use of automatic irrigation systems. Copies of the ordinance may be obtained at the Department of City Planning, 450 McAllister Street, Room 403. For further information contact Steve Shotland at 558-6308.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC/549:mjd

ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 4, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

1:30 P.M.

F. ITEMS TO BE CONTINUED

- 5a. 90.082BXC (BADINER)  
299 SECOND STREET, northeast corner of Second and Folsom Streets,  
Lots 27, 29 and 35 in Assessor's Block 3736 - Informational  
presentation of minor modifications to the project as required by  
City Planning Commission Motion No. 11954. The project was  
authorized by City Planning Commission Motion Nos. 11954, 11955 and  
11956 on June 7, 1990 and contains 260,000 square feet of office  
space. No Commission action is required.  
(Proposed for continuation to October 11, 1990)



ADDENDUM

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 4, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

5:00 P.M.

F. REGULAR CALENDAR

16a 88.811EC (Nishimura)

55 PAGE STREET, southeast corner of Gough Street, through lots to Rose Street, Lots 7 and 8 in Assessor's Block 854 - Request for authorization of Conditional Use to construct a mixed use retail, commercial, office and residential building of eight stories with a subterranean parking garage on two adjoining lots with a total area of approximately 25,821.24 square feet in an NC-3 (Moderate-Scale Neighborhood Commercial) district and an 80-A Height and Bulk District. The request for Conditional Use authorization is for a Planned Unit Development pursuant to Section 304 of the City Planning Code.

The eighty feet high building would contain 19,075 gross square feet of ground story retail and commercial spaces, second story office spaces totaling 24,850 gross square feet and one hundred twenty-eight (128) residential units on the third through eighth stories, totaling a gross floor area of 170,000 square feet. The subgrade parking garage would contain at least ninety-two (92) independently accessible residential parking spaces and valet parking for commercial uses. Modifications and deviations from the Planning code include building bulk, residential density, off-street parking, commercial use size, rear yard, usable open space, and obstructions over streets and alleys and usable open space.

(Continued from Regular Meeting of September 27, 1990)





NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

CITY PLANNING

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO COMMISSION  
REGULAR MEETING

OCTOBER 11, 1990  
THURSDAY  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS  
OCT - 11 1990

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 87.268E (MALTZER)  
PUTRERO HILL SQUARE, 411 De Haro Street, between 17th and Mariposa Streets, Lots 4 (portion) and 6 in Assessor's Block 3980 - Appeal of Preliminary Negative Declaration for the proposed construction of a three-story, 83,000 gross square-foot commercial complex containing office, showroom, retail and restaurant space, with basement and ground-level parking for 142 vehicles and two-truck loading spaces. (Continued from Regular Meeting of September 20, 1990)  
(Proposed for continuation to October 18, 1990)
2. 87.081CP (BLAZEJ/SKIFFER)  
Ocean Beach-Parcel Four, Assessor's Block 1592: Review by the City Planning Commission of the performance conditions to be met prior to authorization of construction on Parcel Four. These conditions were adopted in the Commission's Motion No. 11278, dated February 11, 1988. (Proposed for continuation to November 1, 1990)
3. 89.105EC (MILLER)  
639 BRUNSWICK STREET AND 436 HANOVER STREET, between Lowell and Whittier Streets, Lots 11, 20, 54, and 10B (with an access easement over Lot 20-D) in Assessor's Block 6490 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit the construction of up to SEVEN NEW ONE-FAMILY DWELLINGS and the RETENTION OF TWO EXISTING ONE-FAMILY DWELLINGS, generally as shown on plans accompanying the application, requiring exception from the otherwise-applicable City Planning Code standards for dwelling unit density and open space in an RH-1 (House, One-Family) district. (Continued from Regular Meeting of October 4, 1990)  
(Proposed for continuation to October 25, 1990)

4. 90.242D (BERKOWITZ)  
2551-2557 MISSION STREET, east side between 21st and 22nd Streets,  
Lot 23 in Assessor's Block 3615 - Request for Discretionary Review of  
Building Permit Application No. 9002283 for the DEMOLITION OF A  
THEATER in an NC-3 (Moderate-Scale Neighborhood Commercial) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of August 27, 1990)  
(Proposed for continuation to November 29, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

5. (HERRERA)  
Housing Information Series presentation on housing production and affordability, and residential demolition activity

6. WORK PROGRAM STATUS REVIEW (MACRIS/EDELIN)

E. CONSIDERATION OF FINDINGS AND FINAL MOTION

F. REGULAR CALENDAR

7. 89.543L (MARSH)  
BUENA VISTA NORTH HISTORIC DISTRICT, area generally bounded by Divisadero Street to the east, Masonic Avenue to the west, Haight Street to the south and Oak Street to the north; the subject Historic District includes all or portions thereof of the following Assessor's Blocks 1215, 1218, 1219, 1220, 1221, 1222, 1233, 1234, 1235, 1236, 1237, 1240, and 1241 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider the designation of a Buena Vista North Historic District pursuant to Article 10 of the City Planning Code.  
(Continued from Regular Meeting of September 20, 1990)  
NOTE: On June 7, 1990, the Commission passed a motion of intent to approve by a vote of 6-0, Commissioner Sewell absent.

---

NOTE: The Commission will take a 30-minute recess at approximately 3:30 p.m.

---

4:00 P.M.

8. 90.616D (BADINER)  
1125 MARKET STREET, south side of Market Street between Seventh and Eighth Streets, Lot 47 in Assessor's Block 3702: Request for Discretionary Review of Building Permit Application No. 9002657 proposing the demolition of a Category V - Unrated Building, the Embassy Theater, in a C-3-G (Downtown Commercial, General) and an 120-X Height and Bulk District.  
a) Consideration of Discretionary Review  
b) Discretionary Review  
(Continued from Regular Meeting of September 20, 1990)
9. 90-187D (BERKOWITZ)  
180-82 GRAYSTONE TERRACE, south side between Pemberton Place and Iron Alley, Lot 56 in Assessor's Block 2719-B - Request for Discretionary Review of Building Permit Application No. 9000510-S for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (house, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of October 4, 1990)
10. 90.377D (BERKOWITZ)  
752 SHOTWELL STREET, west side between 21st and 22nd Streets, Lot 36 in Assessor's Block 3614 - Request for Discretionary Review of Building Permit Applications Nos. 8925249 and 8925250 for the DEMOLITION OF A SINGLE FAMILY HOUSE AND THE CONSTRUCTION OF A THREE-FAMILY DWELLING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of September 24, 1990)
11. 90.389D (BERKOWITZ)  
718 WALLER STREET, north side between Scott and Divisadero Streets, Lot 14 in Assessor's Block 1239 - Request for Discretionary Review of Building Permit DWELLING in an RM-1 (Mixed Residential, Low Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of September 24, 1990)
12. 90.349D (BERKOWITZ)  
137 NEWMAN STREET, north side between Andover and Bennington Streets, Lot 11 in Assessor's Block 5708 - Request for Discretionary Review of Building Permit Application No. 9007418 for the CONSTRUCTION OF A NEW GARAGE, THE ADDITION OF A GROUND FLOOR APARTMENT AND REMODELLING OF STAIRS AND DECK in an RH-2 (house, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of September 24, 1990)

13. 90.275D (BERKOWITZ)  
886 JUNIPERO SERRA BOULEVARD, west side between Wyton Lane and Holloway Avenue, Lot 11 in Assessor's Block 714 -A - Request for Discretionary Review of Building Permit Application No. 9005202-S for the CONSTRUCTION OF A REAR YARD ADDITION TO A SINGLE FAMILY HOUSE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of September 24, 1990)
14. 90.399D (BERKOWITZ)  
3871 - 22nd STREET, south side between Noe and Castro Streets, Lot 26 in Assessor's Block 3623 - Request for Discretionary Review of Building Permit Application No. 9005999 -S for the CONSTRUCTION OF A REAR YARD ADDITION in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of September 24, 1990)

6:00 P.M.

15. 89.121TZ (GHOSH)  
RESIDENTIAL CONSERVATION CONTROLS: INTERIM TEXT AND MAP AMENDMENTS -  
Hearing on the proposed Residential Conservation Controls which cover all residential (RH and RM) districts with a height limit of 40 feet or less and propose provisions which discourage the demolition of sound single family buildings in RH-2 districts, redefine the building envelope of new construction and alteration by proposing new building depth and height limits, revise the off-street parking requirements for new development and alterations, revise procedures for notification and review of proposed projects, and provide for exceptions.  
(Continued from Regular Meeting of September 27, 1990)
16. 90.539Z (GHOSH)  
RESIDENTIAL CONSERVATION REZONING PROPOSAL FOR ADOPTION, PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 - Hearing on the proposed permanent amendments to the Zoning Maps for reclassification of approximately 2,100 properties in RH-3 and RM districts to RH-2, of approximately 140 properties in RH-3 and RM districts to RH-1, two properties from RM-1 to RH-1(D) and one property from RH-3 to RM-2. These properties are located in the area bounded by Lake Street, 27th Avenue, Clement Street, 48th Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street, and 18th Avenue; the area bounded by Carl Street, Hillway Avenue, Parnassus Avenue, Farnworth Lane, Belmont Avenue, Willard Avenue, Woodland Avenue, Parnassus Avenue, and Willard Avenue; the area bounded by 17th Street, Dolores Street, 28th Street, Diamond Heights Boulevard, Market Street, and Douglass Street; the area bounded by 29th Street, San Jose Avenue, Day Street, and Dolores Street; the area bounded by Joost Avenue, Ridgewood Avenue, Hearst Avenue, and Congo Street; the

Item 90.539Z continued

area bounded by Excelsior Avenue, Paris Street, Persia Avenue, and Naples Street; the area bounded by Amazon Avenue, Paris Street, Rolph Street, and Naples Street; the area bounded by Dwight Street, Girard Street, Alpha Street, and James Lick Freeway; the area bounded by Hale Street, Barneveld Avenue, Silver Avenue, and San Bruno Avenue; the area bounded by Marina Boulevard, Baker Street, Bay Street, Lyon Street, Lombard Street, and Fillmore Street; and the area bounded by Bay Street, Laguna Street, Lombard Street, and Van Ness Avenue.  
(Continued from Regular Meeting of September 27, 1990)

17.

(PASSMORE)

Discretionary Review Policy for Residential Areas - Modifications to Resolution No. 12044 adopted by the City Planning Commission on September 27, 1990 clarifying which properties are affected by the resolution due to former interim or currently proposed rezoning of certain properties to an RH-2 (two-family) zoning district.

Adjournment

The proposed ordinances, and the Proposal for Citizen Review of the Residential Conservation Rezoning Study are now available at the Department of City Planning, 450 McAllister Street, 4th floor, between 8:00 a.m. and 5:00 p.m.

Revised Neighborhood Commercial District Chart Available

A chart which lists the various Neighborhood Commercial Zoning Districts and the uses and features associated with each one can now be purchased for \$1.00 per copy at the 5th Floor Information Desk, 450 McAllister Street, between the hours of 10:00 a.m. to 12:00 noon and 1:00 p.m. - 5:00 p.m. The previous chart was produced during the draft stage of the Neighborhood Commercial controls which have since been amended.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.



NOTICE OF MEETING AND CALENDAR  
OF THE

SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY

OCTOBER 15, 1990  
ROOM 2C, CITY HALL  
4:00 P.M.

DOCUMENTS DEPT.

OCT 11 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

4:00 P.M.

A. ITEMS TO BE CONTINUED

1. 90.234D (BLAUVELT)  
2066-22nd AVENUE, east side between Quintara and Pacheco Streets, Lot  
6G in Assessor's Block 2141 -- Request for Discretionary Review of  
Building Permit Application No. 9004820 for a horizontal (rear)  
extension to an existing two-story, single-family dwelling in an RH-1  
(House, One-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed for continuation to November 19, 1990))

2. 90.412D (BLAUVELT)  
655-657 FRANCISCO STREET, south side between Columbus and Jones  
Street, Lot 18 in Assessor's Block 50 -- Request for Discretionary  
Review of Building Permit Application No. 8912706 for construction of  
a new four-story, two-unit building after demolition of an existing  
two-story building and detached garage in an RM-1 (Residential,  
Mixed, Low Density) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Proposed for continuation to November 19, 1990)  
NOTE: This case and case No. 90.413D will be heard concurrently.

3. 90.413D (BLAUVELT)  
34 and 36 HOUSTON STREET, north side between Columbus Avenue and  
Jones Street, Lots 13 and 14 in Assessor's Block 50 -- Request for  
Discretionary Review of Building Permit Application No. 8912709 for  
construction of a new four-story, two-unit building in an RM-1  
(Residential, Mixed, Low Density) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed for continuation to November 19, 1990)  
NOTE: This case and case No. 90.412D will be heard concurrently.



4. 90.319D (BLAUVELT)  
1350-8th AVENUE, east side between Irving and Judah Streets, Lot 34 in Assessor's Block 1762 - Request for Discretionary Review of Building Permit Application No. 9004894 for a horizontal (rear) extension, addition of a third story, and the creation of a second dwelling unit, to an existing two-story, single family dwelling in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed for continuation to November 19, 1990)

B. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

C. SPECIAL CALENDAR

5. 90.550D (BLAUVELT)  
179 VERNON STREET, west side between Randolph and Sargent Streets Lot 2 in Assessor's Block 7085 -- Request for Discretionary Review of Building Permit Application No. 9007767 to construct a new three-story, single-family dwelling, rising approximately 19.5 feet above street grade, in an RH-1 (House, One-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
6. 90.535D (BLAUVELT)  
285-287 CORBETT AVENUE, east side between 19th and Danvers Streets, Lot 40 in Assessor's Block 2659 -- Request for Discretionary Review of Building Permit Application No. 9004628 to construct a new four-story, two-unit house, rising approximately 27 feet above street grade, in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
7. 90.468D (BLAUVELT)  
211 JUANITA WAY, southeast side near Del Sur Avenue, Lot 33 in Assessor's Block 2971 -- Request for Discretionary Review of Building Permit Application No. 9008224 to add a second story to an existing one-story over garage, single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
8. 90.532D (BLAUVELT)  
35 MONTALVO AVENUE, north side between Castenada and Dorantes Avenues, Lot 15 in Assessor's Block 2881 -- Request for Discretionary Review of Building Permit Application No. 9012066 to add a second story to an existing one-story over garage, single-family dwelling in an RH-1(D) (House, One-Family, detached) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing

D. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

Adjournment.

NOTICE: Effective July 1, 1990, access to City Hall has been changed. This is to allow all members of the community evening access to City Hall. Access after hours (6:00 p.m. to midnight) on workdays will only be through the Van Ness Avenue entrance. Access at all other times will be unchanged.

NOTE ON APPEALS: Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC/551



10/13/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING  
AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
OCTOBER 18, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 87.268E (MALTZER)  
POTRERO HILL SQUARE, 411 De Haro Street, between 17th and Mariposa Streets, Lots 4 (portion) and 6 in Assessor's Block 3980 - Appeal of Preliminary Negative Declaration for the proposed construction of a three-story, 83,000 gross square-foot commercial complex containing office, showroom, retail and restaurant space, with basement and ground-level parking for 142 vehicles and two-truck loading spaces. (Continued from Regular Meeting of September 20, 1990)  
(Proposed for continuation to November 8, 1990)
2. 88.643E (BAUMAN)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration on the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.  
(Proposed for Continuation to November 15, 1990)
3. 88.643M (LIEBERMANN)  
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the wharf area as an active working, commercial fishing port.  
DOCUMENTS DEPT.  
(Proposed for Continuation to November 15, 1990)

OCT 15 1990

SAN FRANCISCO  
PUBLIC LIBRARY

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

4. (PASSMORE)  
Recommended neighborhood review process for proposed Buena Vista North Historic District.

E. CONSIDERATION OF FINDINGS AND FINAL MOTIONF. REGULAR CALENDAR

5. 90.377D (BERKOWITZ)  
752 SHOTWELL STREET, west side between 21st and 22nd Streets, Lot 36 in Assessor's Block 3614 - Request for Discretionary Review of Building Permit Applications Nos. 8925249 and 8925250 for the DEMOLITION OF A SINGLE FAMILY HOUSE AND THE CONSTRUCTION OF A THREE-FAMILY DWELLING in an RH-3 (House, Three-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of October 11, 1990)
6. 89.411ET (MILLER)  
Consideration of proposed text changes to the City Planning Code amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code) by amending Section 238 thereof, relating to eating and drinking uses, private clubs, conversion of dwelling units to tourist or transient or non-residential use, and commercial office use in the Nob Hill Special Use District.  
(Continued from Regular Meeting of October 4, 1990)
7. 88.500EZ (MILLER)  
1208-1250 JONES STREET AND 1298 SACRAMENTO STREET, east side of Jones between Sacramento and Clay Streets, Lots 27, 30, 43, 44/55, 58/88, 90, 125, and 126 in Assessor's Block 217, in an RM-4 (Mixed Residential, High Density) district (Lots 27, 43, and 125, and portions of Lots 44/55, 58/88, and 90) and an RM-3 (Mixed Residential, Medium Density) district (Lots 126 and the remainder of Lots 44/55, 58/88, and 90) - Request for Reclassification of Property to extend the boundary of the Nob Hill Special Use District to include the subject lots.  
(Continued from Regular Meeting of October 4, 1990)

8. 90.190D (BADINER)  
620 POST STREET, north side of Post Street between Jones and Taylor Streets, with frontage on Cosmo Place, Lot 7 in Assessor's Block 298 - Discretionary Review on a Demolition Permit for a Category IV Preservation Building damaged by the October 17, 1989 earthquake in the C-3-G (Downtown General Commercial) district, an 80-130F Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The building is an unreinforced masonry hotel structure.

-----  
**NOTE:** The Commission will take a 30-minute recess at approximately 3:30 p.m.  
-----

4:00 P.M.

9. 90.612X: (BADINER)  
350-360 POST STREET, north side of Post Street between Stockton and Powell Streets, Lot 6 in Assessor's Block 295 - Request for Determinations of Compliance pursuant to Planning Code Section 309 for the modification of an existing Category V-Unrated retail-office building within the C-3-R (Downtown Commercial, Retail) District, an 80 - 130-X Height and Bulk District, and the Kearny Market Mason Sutter Conservation District. The proposal is to re-design the two lower stories of an existing building to accommodate a new retail tenant. No additional square footage would be created by this project.
10. 90.082BXC (BADINER)  
299 SECOND STREET, northeast corner of Second and Folsom Streets, Lots 27, 29 and 35 in Assessor's Block 3736 - Informational presentation of minor modifications to the project as required by City Planning Commission Motion No. 11954. The project was authorized by City Planning Commission Motion Nos. 11954, 11955 and 11956 on June 7, 1990 and contains 260,000 square feet of office space. No Commission action is required.  
(Continued from Regular Hearing of October 4, 1990)
11. 90.406D (BLAUVELT)  
2927-2929 LARKIN STREET, west side between North Point and Bay Streets, Lot 3E in Assessor's Block 453 -- Request for Discretionary Review of Building Permit Application No. 8914653 for construction of a new two-story over garage, two-unit building after demolition of an abandoned existing cottage in an RM-3 (Residential, Mixed, Medium Density) District and the Northern Waterfront Special Use District No. 2.  
a) Discretionary Review hearing  
(Continued from Special Hearing of September 24, 1990)
12. 90.346D: (BLAUVELT)  
2323 - 26TH AVENUE, west side between Santiago and Taraval Streets, Lot 1E in Assessor's Block 2355 -- Request for Discretionary Review of Building Permit Application No. 9002754 to expand to the rear and remove the front-most portion of an existing third story, and to

## Item 90.346D continued

expand by approximately four feet the first and second stories, of a three-story, single-family dwelling in an RH-1 (House, One-Family) District.

a) Discretionary Review Hearing

(Continued from Special Hearing of September 24, 1990)

5:00 P.M.

## 13. 90.407CV: (NISHIMURA)

3330 ARMY STREET: north side between South Van Ness Avenue, Capp Street and Mission Street, through lot to Capp Street, Lot 25 in Assessor's Block 6571 -- Request for authorization of Conditional Use to construct, after demolition of a vacant restaurant, twenty-five (25) units of affordable housing with twenty-five (25) independently accessible off-street parking spaces on an irregularly shaped lot with approximately 98 feet of frontage on Army Street and 80.5 feet of frontage on Capp Street totaling an approximate lot area of 16,882 square feet in an NC-3 (Moderate-Scale Neighborhood Commercial) District. The request for Conditional Use authorization is for the development of a lot larger than 9,999 square feet in an NC-3 District.

In addition, a Variance is sought from the Zoning Administrator to vary from the Code permitted 20 feet maximum width of driveway openings to off-street parking. The proposal is to provide driveway widths totaling 37 feet on each street frontage and modification of the rear yard requirement.

## 14. 89.676CV (MILLER)

1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276 - Request for authorization of Conditional Use for a CHILD CARE FACILITY for up to 60 children (Kiddie Express) in an RC-4 (Residential-Commercial Combined, High Density) district. This project is also the subject of a request for an OFF-STREET PARKING VARIANCE (Case No. 89.676CV) to excuse the proposed facility from the two-space off-street parking requirement of the City Planning Code.

(Continued from Regular Meeting of October 4, 1990)

## 15. 89.676CV (MILLER)

1008 BUSH STREET, northwest corner of Jones Street, Lot 7 in Assessor's Block 276, in an RC-4 (Residential-Commercial Combined, High Density) district. OFF-STREET PARKING VARIANCE SOUGHT: The applicant seeks to establish a CHILD CARE FACILITY for up to 60 children with no off-street parking spaces when the City Planning Code would require two off-street parking spaces for this use. The proposed child care facility is also the subject of a request for Conditional Use authorization by the City Planning Commission (Case No. 89.676CV).

(Continued from Regular Meeting of October 4, 1990)



## Adjournment

The proposed ordinances, and the Proposal for Citizen Review of the Residential Conservation Rezoning Study are now available at the Department of City Planning, 450 McAllister Street, 4th floor, between 8:00 a.m. and 5:00 p.m.

Revised Neighborhood Commercial District Chart Available

A chart which lists the various Neighborhood Commercial Zoning Districts and the uses and features associated with each one can now be purchased for \$1.00 per copy at the 5th Floor Information Desk, 450 McAllister Street, between the hours of 10:00 a.m. to 12:00 noon and 1:00 p.m. - 5:00 p.m. The previous chart was produced during the draft stage of the Neighborhood Commercial controls which have since been amended.

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.



C55  
#14  
10/25/90  
NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

== NOTICE OF MEETING AND CALENDAR  
OF THE

✓ SAN FRANCISCO

COMMISSIONER DEPT.

== CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY

OCT 22 1990

== OCTOBER 25, 1990  
ROOM 282, CITY HALL  
1:00 P.M.

PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:00 P.M.

A. EXECUTIVE SESSION

(BLAZEJ/SKIFFER)

1. The purpose of the Executive Session is to confer with Legal Counsel regarding potential legal implications of proceedings on Case No. 87.081CPCPC, Great Highway, Ocean Beach, Parcel 4, Assessor's Block 1592.

NOTE: The Executive Session is closed to the public.

1:30 P.M.

B. ITEMS TO BE CONTINUED

2. 88.729PD (GALLAGHER)  
1547-1563 - 48TH AVENUE, west side between Kirkham and Lawton Streets - Application for a Coastal Zone Permit under City Planning Code Section 330 to construct five residential buildings with three units each after demolition of a skating rink.  
(Continued from Regular Meeting of September 20, 1990)  
(Proposed for continuation to November 29, 1990)
3. 89.105EC. (MILLER)  
639 BRUNSWICK STREET AND 436 HANOVER STREET, between Lowell and Whittier Streets, Lots 11, 20, 54, and 10B (with an access easement over Lot 20-D) in Assessor's Block 6490 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit the construction of up to SEVEN NEW ONE-FAMILY DWELLINGS and the RETENTION OF TWO EXISTING ONE-FAMILY DWELLINGS, generally as shown on plans accompanying the application, requiring exception from the otherwise-applicable City Planning Code standards for dwelling unit density and open space in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of October 11, 1990)  
(Proposed for continuation to November 15, 1990)

4. 89.679Z (PASSMORE)  
PROPOSED BERNAL HEIGHTS REZONING, Amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code).  
NOTE: These items are continued from Regular Meeting of October 4, 1990

89.679Z

By amending the Zoning Map of the City and County of San Francisco for certain properties in the Bernal Heights Area generally bounded in the north and east area by Army Street, Folsom Street, and Powhattan Avenue; in the northwest area by Folsom Street and Cortland Avenue; and in the Holly Park Area by Alemany Boulevard and Cortland Avenue; and to reclassify these properties from an RH-2 to an RH-1 district and from an RH-3 to an RH-2 district [Board of Supervisors' File No. 36-89-5]; and

90.084T

By adding Section 242 to establish the Bernal Heights Special Use District and to impose restrictions on property within that district, including height, setback, rear yard, parking, curb cuts, garage door width, and demolition of residential structures, by adding Sections 134, 252.1, and by amending Sections 102, 132, 154, 155 and Table 151 of Section 151 to provide reference to Section 242 of this Code. [Board of Supervisors' File No. 81-90-1]; and

90.084Z

By amending the Zoning Map of the City and County of San Francisco to establish the boundaries for the Bernal Heights Special Use District in the area generally bounded by Army Street, Mission Street, Alemany Boulevard, and the James Lick Freeway. [Board of Supervisors' File No. 36-90-3].

(Proposed for continuation to November 1, 1990)

C. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission, but which are not on the agenda for that meeting. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

D. COMMISSIONERS' QUESTIONS AND MATTERS

E. DIRECTOR'S REPORT

5. (LORD)  
Presentation and discussion of Employment Brokerage Services, as per Section 164 of the Planning Code.
6. (GHOSH)  
Presentation of Socio-Economic Impact Report of UMB Project.

F. CONSENT CALENDAR

NOTE: Under the procedures to expedite processing of Discretionary Review cases, if a Commissioner requests a new full public hearing on a Consent Calendar item, the matter will be removed from the Consent Calendar and heard as a Regular Calendar item for public testimony on the same day as the consent date. The Commission President will announce the time of such hearing at the time the matter is removed from the Consent Calendar.

## 7. 90.535D (BLAUVELT)

285-287 CORBETT AVENUE, east side between 19th and Danvers Streets, Lot 40 in Assessor's Block 2659 -- Request for Discretionary Review of Building Permit Application No. 9004628 to construct a new four-story, two-unit house, rising approximately 26 feet above street grade, in an RH-2 (House, Two-Family) District.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Special Meeting of October 15, 1990)

NOTE: On October 15, 1990, the Commission passed a motion not to take Discretionary Review by a vote of 3-1, Commissioner Bierman dissenting.

G. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

## 8. 89.411ET (MILLER)

Consideration of proposed text changes to the City Planning Code amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code) by amending Section 238 thereof, relating to eating and drinking uses, private clubs, conversion of dwelling units to tourist or transient or non-residential use, and commercial office use in the Nob Hill Special Use District.

(Continued from Regular Meeting of October 18, 1990)

NOTE: On October 18, 1990, the Commission passed a motion of intent to approve with conditions by a vote of 6-0, Commissioner Engmann absent.

## 9. 88.500EZ (MILLER)

1208-1250 JONES STREET and 1298 SACRAMENTO STREET, east side of Jones between Sacramento and Clay Streets, Lots 27, 30, 43, 44/55, 58/88, 90, 125, and 126 in Assessor's Block 217, in an RM-4 (Mixed Residential, High Density) district (Lots 27, 43, and 125, and portions of Lots 44/55, 58/88, and 90) and an RM-3 (Mixed Residential, Medium Density) district (Lots 126 and the remainder of Lots 44/55, 58/88, and 90) - Request for Reclassification of Property to extend the boundary of the Nob Hill Special Use District to include the subject lots.

(Continued from Regular Meeting of October 18, 1990)

NOTE: On October 18, 1990, the Commission passed a motion of intent to approve by a vote of 6-0, Commissioner Engmann absent.

## 10. 89.089E (ROOS)

SAN FRANCISCO GENERAL HOSPITAL MENTAL HEALTH SKILLED NURSING FACILITY, generally bounded by Highway 101, SFGHMC and Potrero Avenue between 20th and 21st Streets, a portion of Lot 2 in Assessor's Block 4090 - Certification of the Final Environmental Impact Report for the

Item 89.089E continued

proposed construction of a 185-bed, sub-acute mental health care facility in two buildings totalling about 90,000 gross square feet (gsf) on two and three levels around a central court; 26,000 square feet of outdoor activity area; 43,000 square feet of landscaped open space; 145 parking spaces, and a tunnel connection to SFGHMC, eliminating the vacant area and 220 parking spaces in two parking lots. (The currently preferred development program's Alternative VII.E)

(Continued from Regular Meeting of April 26, 1990)

(Public Hearing Closed)

H. REGULAR CALENDAR

11. 87.081CP (BLAZEJ)  
OCEAN BEACH-PARCEL FOUR, ASSESSOR'S BLOCK 1592: Review by the City Planning Commission of the performance conditions required prior to authorization of construction on Parcel Four. These conditions were adopted in the Commission's Motion No. 11278, dated February 11, 1988. (Continued from Regular Meeting of October 11, 1990)
12. 90.190D (BADINER)  
620 POST STREET, north side of Post Street between Jones and Taylor Streets, with frontage on Cosmo Place, Lot 7 in Assessor's Block 298 - Discretionary Review on a Demolition Permit for a Category IV Preservation Building damaged by the October 17, 1989 earthquake in the C-3-G (Downtown General Commercial) district, an 80-130F Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The building is an unreinforced masonry hotel structure. (Continued from Regular Meeting of October 18, 1990)

-----  
NOTE: The Commission will take a 30-minute recess at approximately 3:30 p.m.  
-----

4:00 P.M.

13. 90.023DV (NIXON)  
169 TWIN PEAKS BOULEVARD, northeast corner of Graystone Terrace, Lot 34 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921469 for the construction of a 3-story, single family building on a vacant lot in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of September 27, 1990)
14. 90.023DV (NIXON)  
169 TWIN PEAKS BOULEVARD, northeast corner of Graystone Terrace, Lot 34 in Assessor's Block 2705, in an RH-1 (House, One-Family) district.

## Item 90.023DV continued

FRONT SETBACK VARIANCE SOUGHT: The proposal is to construct a 3-bedroom, 3-story, single family building containing one level of parking and living area and two levels of living area on the existing vacant lot.

Section 132 of the City Planning Code requires an open and unobstructed front setback of approximately 8 feet measured from the front property line. The entire building extends approximately 8 feet into the required front setback.

(Continued from Regular Meeting of September 27, 1990)

## 15. 90.022DV (NIXON)

173 TWIN PEAKS BOULEVARD, northwest corner of Crown Terrace, Lot 32 in Assessor's Block 2705 - Commission initiated Request for Discretionary Review of Building Permit Application No. 8921472 for the construction of a 4-story, single family building on a vacant lot in an RH-1 (House, One-Family) district.

a) Consideration of Discretionary Review

b) Discretionary Review hearing

(Continued from Regular Meeting of September 27, 1990)

## 16. 90.022DV (NIXON)

173 TWIN PEAKS BOULEVARD, northwest corner of Crown Terrace, Lot 32 in Assessor's Block 2705, in an RH-1 (House, One-Family) district.

FRONT SETBACK VARIANCE SOUGHT: The proposal is to construct a 3-bedroom, 4-story, single family building, containing one level of parking and three levels of living area on the existing vacant lot.

Section 132 of the City Planning Code requires an open and unobstructed front setback of approximately 8 feet measured from the front property line. The top two levels of the proposed building extend an average of approximately 6.5 feet into the required front setback.

(Continued from Regular Meeting of September 27, 1990)

5:00 P.M.

## 17. 90.557P (GREEN)

871 - 46TH AVENUE, west side between Cabrillo and Fulton Streets; Lot 18, in Assessor's Block 1689 -- Request for Coastal Zone Development Permit to allow construction of a three-story, two-unit residential building within an RH-2 (Two-Family Residential) District. The proposal is to demolish the existing two-story, single-family home to construct under Building Permit No. 9004671S a three-story, two-unit residential building with off-street parking and a rear yard of approximately 54 feet on a lot 3,000 square feet in size.

## 18. 90.338P (GREEN)

4233 JUDAH STREET, south side between 47th and 48th Avenues; Lot 34, in Assessor's Block 1806 -- Request for Coastal Zone Development Permit to allow construction of a three-story, three-unit residential building within an RM-1 (Residential Low Density) District. The



- Item 90.338P continued  
proposal is to construct under Building Permit Application No. 9010749S a three-story, three-unit residential building containing a three-car garage and a rear yard of approximately 20 feet on a vacant lot approximately 2,000 square feet in size.
19. 90.493C (GREEN)  
1201 POLK STREET, northwest corner of Sutter Street; Lot 7, in Assessor's Block 670 -- Request for Conditional Use Authorization to expand the floor area of an existing small self-service restaurant within the Polk Street Neighborhood Commercial District. The proposal is to expand the floor area of the existing restaurant from approximately 600 square feet to approximately 979 square feet and seating for up to 23 persons.
20. 90.187D (BERKOWITZ)  
180-182 GRAYSTONE TERRACE, south side between Pemberton Place and Iron Alley, Lot 56 in Assessor's Block 2719-B - Request for Discretionary Review of Building Permit Application No. 9000510-S for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (house, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of October 11, 1990)
- 6:00 P.M.
21. 90.349D (BERKOWITZ)  
137 NEWMAN STREET, north side between Andover and Bennington Streets, Lot 11 in Assessor's Block 5708 - Request for Discretionary Review of Building Permit Application No. 9007418 for the CONSTRUCTION OF A NEW GARAGE, THE ADDITION OF A GROUND FLOOR APARTMENT AND REMODELLING OF STAIRS AND DECK in an RH-2 (house, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of October 11, 1990)
22. 90.305D (BERKOWITZ)  
3060 - 26TH AVENUE, east side between Ocean Avenue and Eucalyptus Drive, Lot 6 in Assessor's Block 7212 - Request for Discretionary Review of Building Permit Application No. 9004940 for the CONSTRUCTION OF A VERTICAL ADDITION TO A SINGLE FAMILY RESIDENCE in an RH-1(D) (House, One-Family, Detached Dwellings) district.  
a) Discretionary Review hearing  
(Continued from Regular Meeting of September 27, 1990)
23. 90.281D (BERKOWITZ)  
40 RICO WAY, north side between Avila Street and Retiro Way, Lot 18 in Assessor's Block 418-A - Request for Discretionary Review of Building Permit Application No. 9002329 for the CONSTRUCTION OF A VERTICAL ADDITION TO A SINGLE FAMILY RESIDENCE in an RH-1 (House, One-Family) district.  
a) Discretionary Review hearing  
(Continued from Regular Meeting of September 27, 1990)

24. 90.638D

(BERKOWITZ)

126 BEAVER STREET, north side near Castro Street, Lot 23 in  
Assessor's Block 2613 - Request of Discretionary Review of Building  
Permit Application No. 9019760 for the LEGALIZATION OF A VERTICAL  
ADDITION THAT EXCEEDS THE SCOPE OF THE BUILDING PERMIT in an RH-2  
(House, Two-Family) district.

- a) Consideration of Discretionary Review
- b) Discretionary Review Hearing

## Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC:553:mjd



C55

#14

11/1/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

== NOTICE OF MEETING AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
== NOVEMBER 1, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

OCT 29 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 90.2625 (SKIFFER)  
980 and 996 INNES STREET and 401 HAWES STREETS, Lots 9, 10 and 11 in Assessor's Block 4646: Review for consistency with the Master Plan and the Planning Code of the proposed merger of three lots into one lot.  
(Continued from Regular Meeting of September 27, 1990)  
(Proposed for continuance indefinitely)
2. 90.041EC (GREEN)  
5440-5454 MISSION STREET, north side between Foote and Ottawa Avenues; Lot 1A & 4, in Assessor's Block 7044A -- Request for Conditional Use authorization to expand an existing Large Fast Food Restaurant (as defined by Section 790.90 of the Planning Code) and to develop a lot in excess of 10,000 square feet in area within an NC-2 (Small-Scale) Neighborhood Commercial District. The proposal is to expand the existing dining area of the restaurant increasing the total gross floor area from approximately 1,247 square feet to approximately 1,957 square feet and expanding the existing parking by creating a new parking lot on 5440 Mission Street (Lot 1A) adjacent to 5454 Mission Street. The amount of parking will increase from 21 spaces to 36 spaces, and the expanded restaurant including parking will now occupy a total site area of approximately 26,199 square feet.  
(Proposed for continuation to November 29, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

3. 89.621D (PASSMORE)  
20 BEAVER STREET
4. (KENDALL)  
Review of revised planning guidelines for the Presidio which are proposed for adoption by the Golden Gate National Recreation Area Advisory Commission at their November 14th public meeting.
5. (SCOTT)  
Preliminary Draft of Inclusionary Affordable Housing Policy

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

6. 90.406D (BLAUVELT)  
2927-2929 LARKIN STREET, west side between North Point and Bay Streets, Lot 3E in Assessor's Block 453 -- Discretionary Review of Building Permit Application No. 8914653 for construction of a new two-story over garage, two-unit building after demolition of an abandoned existing cottage in an RM-3 (Residential, Mixed, Medium Density) District and the Northern Waterfront Special Use District No. 2.  
(Continued from Regular Meeting of October 18, 1990)
7. 90.190D (BADINER)  
620 POST STREET, north side of Post Street between Jones and Taylor Streets, with frontage on Cosmo Place, Lot 7 in Assessor's Block 298 - Discretionary Review on a Demolition Permit for a Category IV Preservation Building damaged by the October 17, 1989 earthquake in the C-3-G (Downtown General Commercial) district, an 80-130F Height and Bulk District and the Kearny/Market/Mason/Sutter Conservation District. The building is an unreinforced masonry hotel structure.  
(Continued from Regular Meeting of October 25, 1990)  
NOTE: On October 25, 1990, the Commission passed a motion of intent to disapprove the demolition permit by a vote of 7-0.

8. 90.493C (GREEN)  
1201 POLK STREET, northwest corner of Sutter Street; Lot 7, in Assessor's Block 670 -- Request for Conditional Use Authorization to expand the floor area of an existing small self-service restaurant within the Polk Street Neighborhood Commercial District. The proposal is to expand the floor area of the existing restaurant from approximately 600 square feet to approximately 979 square feet and seating for up to 23 persons.  
(Continued from Regular Meeting of October 25, 1990)  
NOTE: On October 25, 1990, the Commission passed a motion of intent to approve with conditions by a vote of 6-0, Commissioner Engmann absent.

F. REGULAR CALENDAR

9. (KESSLER)  
Consideration of Resolution authorizing the Director of Planning to enter into a Personal Services Contract with Santa Cruz County for the Services of Richard A. Charter for up to \$9,000 for the Local Government Coordination Program for offshore and leasing proposals.
10. 86.0738X (BADINER)  
222 SECOND STREET, southwest corner of Second and Howard Streets, Lots 1, 3 and 4 in Assessor's Block 3735 - Informational presentation of modifications to the project's art and open space. The project was authorized by City Planning Commission Motion Nos. 11686 and 11685 on June 15, 1989 and contains 220,250 square feet of office space. No Commission action is required.
11. 90.518C (GREEN)  
1645 PACIFIC AVENUE, south side between Polk Street and Van Ness Avenue; Lot 13, in Assessor's Block 595 -- Request for Conditional Use Authorization for the replacement of an existing nonconforming use with another nonconforming use as permitted by Section 186.1(c)(3) of the Planning Code within the Polk Street Neighborhood Commercial District. The proposal is to replace an existing auto repair service within an existing two-story building approximately 18,655 square feet (gross) in area with an Electronics Company defined by the Planning Code as a Light Manufacturing Use. The proposed light manufacturing use will occupy the entire building. The project also requires a variance to allow a reduction in the parking requirements. The required number of off-street parking spaces is twelve. The project provides a total of eight only two of which are independently accessible.
12. 90.518V (GREEN)  
1645 PACIFIC AVENUE, south side between Polk Street and Van Ness Avenue; Lot 13 in Assessor's Block 595 in the Polk Street Neighborhood Commercial District.

## Item 90.518V continued

PARKING VARIANCE SOUGHT: The proposal is to replace an existing nonconforming auto repair service within an existing two-story building with an Electronics Company, defined by the Planning Code as a Light Manufacturing Use. The change in occupancy requires off-street parking. The existing use (as auto repair) meets the parking requirements. However, as a Light Manufacturing Use the two-story building with approximately 18,655 square feet requires twelve (12) off-street parking spaces and there is no space to accommodate this number of spaces. The applicant proposed to provide a total of eight (8) spaces, two (2) of which are independently accessible and six (6) are in tandem.

13. 90.510T (HOOD)  
Amending the Planning Code by adding Section 249.9 to establish the Alamo Square/Buena Vista North Special Use District and to allow, with Conditional Use authorization within the approximate boundaries of the area, hotels, inns or hostels as specified in Section 209.2(d) of the Planning Code, but with six or more guest rooms or suites, and such incidental commercial uses as receptions within generally residential neighborhoods. This proposed amendment was transmitted from the Board of Supervisors; determinate boundaries are to be set by separate language at a later date. (Board of Supervisors' File No. 81-90-2.)
14. 90.187D (BERKOWITZ)  
180-182 GRAYSTONE TERRACE, south side between Pemberton Place and Iron Alley, Lot 56 in Assessor's Block 2719-B - Request for Discretionary Review of Building Permit Application No. 9000510-S for the CONSTRUCTION OF A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (house, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Regular Meeting of October 25, 1990)

## Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTICE: The Mission Bay Final EIR text is now available to the public at the Department's offices, 450 McAllister, Room 401 on the Fourth Floor. The Final EIR text consists of new information published mainly in the Summary of Comments and Responses (Volume Four of the EIR), which is re-printed in the form of replacement pages for Volumes Two, Three and Four.



Volume One, the summary containing Highlights and Conclusions of the EIR, has been updated and republished in its entirety.

There is no charge for these documents. People interested in obtaining them, however, must come pick them up from the Department; no provisions for mailing copies are available.

Copies of the Final EIR material have been sent to the San Francisco Civic Center library as well as all branch libraries. The final text should be integrated into the EIR volumes and available to the public in the next few weeks.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

CPC:554:mjd



3F  
55  
4  
340

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING AND CALENDAR  
OF THE

SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY

NOVEMBER 8, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

DOCUMENTS DEPT.

A. ITEMS TO BE CONTINUED

NOV 5 1990

B. PUBLIC COMMENT

SAN FRANCISCO  
PUBLIC LIBRARY

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

1. 90.305D

(BERKOWITZ)

3060 - 26TH AVENUE, east side between Ocean Avenue and Eucalyptus Drive, Lot 6 in Assessor's Block 7212 - Discretionary Review of Building Permit Application No. 9004940 for the CONSTRUCTION OF A VERTICAL ADDITION TO A SINGLE FAMILY RESIDENCE in an RH-1(D) (House, One-Family, Detached Dwellings)

(Continued from regular meeting of October 25, 1990)

NOTE: On October 25, 1990, the Commission passed a motion of intent to disapprove by a vote of 5-1--Commissioner Karasick voted no, Commissioner Engmann absent.

2. 90.281D (BERKOWITZ)  
40 RICO WAY, north side between Avila Street and Retiro Way, Lot 18 in Assessor's Block 418-A - Discretionary Review of Building Permit Application No. 9002329 for the CONSTRUCTION OF A VERTICAL ADDITION TO A SINGLE FAMILY RESIDENCE in an RH-1 (House, One-Family) district. (Continued from regular meeting of October 25, 1990)  
NOTE: On October 25, 1990, the Commission passed a motion of intent to disapprove by a vote of 3-3 -- Commissioners Boldridge, Karasick and Sewell voted no; Commissioner Engmann absent.
3. 90.406D (BLAUVELT)  
2927-2929 LARKIN STREET, west side between North Point and Bay Streets, Lot 3E in Assessor's Block 453 -- Discretionary Review of Building Permit Application No. 8914653 for construction of a new two-story over garage, two-unit building after demolition of an abandoned existing cottage in an RM-3 (Residential, Mixed, Medium Density) District and the Northern Waterfront Special Use District No. 2.  
(Continued from Regular Meeting of November 1, 1990)  
NOTE: On November 1, 1990, the Commission passed a motion of intent to disapprove by a vote of 5-2--Commissioners Boldridge and Karasick voted no.

F. REGULAR CALENDAR

4. (BLAZEJ)  
SAN FRANCISCO STATE UNIVERSITY -- Review of Negative Declaration prepared by San Francisco State University for the University's "Burk Education Building Addition and Remodel" and "Faculty Office Building, Laboratory and Gymnasium" replacement and expansion including about 246,000 square feet of construction. The State's deadline for submitting comments on the Negative Declaration is November 11, 1990. For copies of the Negative Declaration, please contact: David Rosso, CEQA Coordinator, P.O. Box 92229, Long Beach, CA 90809-2229, Phone No.: (213) 985-9491.
5. 87.268E (MALTZER)  
POTRERO HILL SQUARE, 411 DE HARO STREET, between 17th and Mariposa Streets, Lots 4 (portion) and 6 in Assessor's Block 3980 - Appeal of Preliminary Negative Declaration for the proposed construction of a three-story, 83,000 gross square-foot commercial complex containing office, showroom, retail and restaurant space, with basement and ground-level parking for 135 vehicles and two-truck loading spaces. (Continued from regular meeting of October 18, 1990)
6. 87.268ED (BADINER)  
POTRERO HILL SQUARE, 411 DE HARO STREET, east side of De Haro Street between Seventeenth and Mariposa Streets with frontage on Seventeenth, Mariposa and Carolina Streets, Lots 4 and 6 in Assessor's Block 3980: Staff initiated request for Discretionary Review of Building Permit Application No. 8709306 proposing the construction of a retail, office and showroom building, in an M-1

## Item 87.268ED continued

(Light Industrial) and a 40-X Height and Bulk District. The building proposes to contain approximately 24,400 gsf of office space, 58,500 gsf of showrooms and retail space and 43,000 gsf of parking, mechanical, circulation and storage space.

7.

(BADINER)

OFFICE DEVELOPMENT LIMITATION PROGRAM - Public hearing on the Rules and Regulations of the City Planning Commission and a schedule for evaluation of office development projects in the 1990-1991 Approval Period.

8. 90.612X

(BADINER)

350-360 POST STREET, north side of Post Street between Stockton and Powell Streets, Lot 6 in Assessor's Block 295: Request for Determinations of Compliance pursuant to Planning Code Section 309 for the modification of an existing Category V-Unrated retail-office building within the C-3-R (Downtown Commercial, Retail) District, an 80 - 130-X Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District. The proposal is to re-design the two lower stories of an existing building to accommodate a new retail tenant. No additional square footage would be created by this project.  
(Continued from regular meeting of October 18, 1990)

9. 88.649C

(GREEN)

624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and to construct one of the following alternative projects: (a) two-story commercial building without any residential units; (b) three-story mixed use building containing ground floor commercial area, second floor office area, and one-third floor dwelling unit with no off-street parking provisions; or (c) three-story mixed use building containing ground floor commercial area, and two dwelling units on the second and third floors with no off-street parking provisions. Alternative schemes (b) and (c) would also require Conditional Use authorization to reduce the residential off-street requirements. Lot 22 is approximately 2,400 square feet in size.  
(Continued from regular meeting of September 20, 1990)

10. 90.208C

(NIXON)

1848 PINE STREET, north side between Gough and Octavia Streets; Lot 8 in Assessor's Block 649--Request for Conditional Use authorization to add two new dwelling units within an existing two family dwelling and construct a new two car garage, pursuant to Planning Code Section 209.1(g) which permits one dwelling unit for every 1500 square feet of lot area, on a lot containing 7562 square feet in a RH-2 (Residential House-Two Family) and 40-X Height and Bulk District.

11. 88.811EC (NISHIMURA)  
55 PAGE STREET, southeast corner of Gough Street, through lots to Rose Street, Lots 7 and 8 in Assessor's Block 854 - Request for authorization of Conditional Use to construct a mixed use retail, commercial, office and residential building of eight stories with a subterranean parking garage on two adjoining lots with a total area of approximately 25,821.24 square feet in an NC-3 (Moderate-Scale Neighborhood Commercial) district and an 80-A Height and Bulk District.

The eighty feet high building would contain ground story retail and commercial spaces, second story office spaces and residential units on the third through eighth stories, totaling a gross floor area of 170,000 square feet. The subgrade parking garage would contain one hundred twenty-eight (128) independently accessible parking spaces. The request for Conditional Use authorization is for a Planned Unit Development pursuant to Section 304 of the City Planning Code.  
(Continued from regular meeting of October 4, 1990)

---

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

---

4:00 P.M.

12. 89.138EC (CHIONG)  
4387 MISSION STREET, west side, between Theresa and Cotter Streets; Lot 4 in Assessor's Block 6798 -- Request for Conditional Use Authorization to allow demolition of an existing building containing a second floor dwelling unit within an NC-3 (Moderate Scale Neighborhood Commercial) District. The proposal is to demolish the existing two-story over garage building and to construct a three-story, mixed-use building containing approximately 250 square feet of ground floor commercial and four (4) off-street parking spaces at the ground level and four (4) dwelling units on the second and third floors on a lot approximately 3,800 square feet in size.
13. 90.205C MILLER)  
4125 KIRKHAM STREET, south side between 45th and 46th Avenues, Lot 46 in Assessor's Block 1891 -- Request for authorization of Conditional Use for the increase in capacity of a RESIDENTIAL CARE FACILITY from six to 15 residents in an RH-1 (House, One-Family) district.
14. 89.568E: (MILLER)  
835-45 JACKSON STREET, south side between Powell and Stockton Streets, with frontage on James Alley and on Stone and Trenton Streets, Lot 41 in Assessor's Block 192 -- Request for authorization of Conditional Use for a Planned Unit Development for the construction of a 39-space parking garage for the Chinese Hospital requiring City Planning Commission review as an institutional use and as a use exceeding 5,000 gross square feet in the Chinatown Residential Neighborhood Commercial (CRNC) district, and as a parking facility exceeding accessory parking amounts.

15. 90.009C (MILLER)  
829--44th AVENUE, west side between Cabrillo and Fulton Streets, Lot 4 in Assessor's Block 1687 -- Request for authorization of Conditional Use for the increase in capacity of a RESIDENTIAL CARE FACILITY from six to 12 residents in an RH-2 (House, Two-Family) district.
16. 90.510T (HOOD)  
Amending the Planning Code by adding Section 249.9 to establish the Alamo Square/Buena Vista North Special Use District and to allow, with Conditional Use authorization within the approximate boundaries of the area, hotels, inns or hostels as specified in Section 209.2(d) of the Planning Code, but with six or more guest rooms or suites, and such incidental commercial uses as receptions within generally residential neighborhoods. This proposed amendment was transmitted from the Board of Supervisors; determinate boundaries are to be set by separate language at a later date. (Board of Supervisors' File No. 81-90-2.)  
Continued from Regular Meeting of November 1, 1990)
17. 90.535D (BLAUVELT)  
285-287 CORBETT AVENUE, east side between 19th and Danvers Streets, Lot 40 in Assessor's Block 2659 -- Request for Discretionary Review of Building Permit Application No. 9004628 to construct a new four-story, two-unit house, rising approximately 27 feet above street grade, in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continued from Special Meeting of October 15, 1990)  
NOTE: On October 15, 1990, the Commission passed a motion not to Take Discretionary Review by a vote of 3-1, Commissioner Bierman dissenting.  
NOTE: On October 25, 1990, Commissioner Bierman called this item from the Consent Calendar, requesting a full public hearing.

6:00 P.M.

18. (PASSMORE)  
PROPOSED BERNAL HEIGHTS REZONING, Amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code).  
NOTE: These items are continued from Regular Meeting of October 25, 1990
- 90.717Z  
By amending the Zoning Map of the City and County of San Francisco for certain properties in the Bernal Heights Area generally bounded in the north and east area by Army Street, Folsom Street, and Powhattan Avenue; in the northwest area by Folsom Street and Cortland Avenue; and in the Holly Park Area by Alemany Boulevard and Cortland Avenue; and to reclassify these properties from an RH-2 to an RH-1 district and from an RH-3 to an RH-2 district [Board of Supervisors' File No. 36-90-6]; and



Proposed Bernal Heights Rezoning continued

90.7061

By adding Section 242 to establish the Bernal Heights Special Use District and to impose restrictions on property within that district, including height, setback, rear yard, parking, curb cuts, garage door width, and demolition of residential structures, by adding Sections 134, 252.1, and by amending Sections 102, 132, 154, 155 and Table 151 of Section 151 to provide reference to Section 242 of this Code. [Board of Supervisors' File No. 81-90-4]; and

90.7062

By amending the Zoning Map of the City and County of San Francisco to establish the boundaries for the Bernal Heights Special Use District in the area generally bounded by Army Street, Mission Street, Alemany Boulevard, and the James Lick Freeway. [Board of Supervisors' File No. 36-90-5].

## Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE: The Mission Bay Final EIR text is now available to the public at the Department's offices, 450 McAllister, Room 401 on the Fourth Floor. The Final EIR text consists of new information published mainly in the Summary of Comments and Responses (Volume Four of the EIR), which is re-printed in the form of replacement pages for Volumes Two, Three and Four.

Volume One, the summary containing Highlights and Conclusions of the EIR, has been updated and republished in its entirety.

There is no charge for these documents. People interested in obtaining them, however, must come pick them up from the Department; no provisions for mailing copies are available.

Copies of the Final EIR material have been sent to the San Francisco Civic Center library as well as all branch libraries. The final text should be integrated into the EIR volumes and available to the public in the next few weeks.

NOTICE: Planning Commission Tour of Presidio

The Planning Commissioners will tour the Presidio on December 6, 1990. The tour bus will depart from the front of 450 McAllister Street at 11:00 a.m. and return to City Hall by 1:15 p.m., in time for the Commission's regular meeting. Brian O'Neill, Superintendent of the Golden Gate National Recreation Area and Roger Brown, Presidio Planning Team Captain, will accompany the Commissioners to describe the Presidio's resources and major planning issues. Members of the public who wish to accompany the tour should notify Alison Kendall at 558-6290 so that accommodations can be made.

NOTICE: The Department of City Planning plans to form a Citizens Advisory Committee (CAC) to participate in the formulation of an update of the Community Safety Element of the San Francisco Master Plan. The Community Safety Element will examine hazards facing San Francisco with an emphasis on earthquake-related hazards. It will recommend policies and programs to reduce those hazards, to provide for emergency response, and to encourage recovery after an emergency. The CAC will work with the staff of the Department and the staffs of other City agencies with responsibilities for hazard reduction, emergency response, and recovery.

The Department is seeking an expression of interest from people with a concern for these issues and a willingness to participate on the CAC. If you have questions about the Community Safety Element or the work of the CAC, or if you are interested in serving on this CAC, please contact Catherine Bauman of the Department staff, 450 McAllister Street, San Francisco CA 94102 (558-6287) by November 11, 1990.

CPC:556:mjd



55  
4  
11/5/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 15, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

NOV 13 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 90.445P (NISHIMURA)  
1362 - 48TH AVENUE, east side between Irving and Judah Streets, Lot 24 in Assessor's Block 1802 -- Request for authorization of Coastal Zone Permit to construct a two-story over garage, twenty-nine (29) feet high single-family house on a 3,000 square feet lot with 25 feet of street frontage and 120 feet of lot depth after demolition of a single-family dwelling in an RH-2 (House, Two-Family) District and within the Coastal Zone.  
(Proposed for continuance to November 29, 1990)
2. 90.445P (NISHIMURA)  
1366 - 48TH AVENUE, east side between Irving and Judah Streets, Lot 24 in Assessor's Block 1802 -- Request for authorization of Coastal Zone Permit to construct a two-story over garage, twenty-nine (29) feet high single-family house on a 3,000 square feet lot with 25 feet of street frontage and 120 feet of lot depth after demolition of a single-family dwelling in an RH-2 (House, Two-Family) District and within the Coastal Zone.  
(Proposed for continuance to November 29, 1990)
3. 90.047ESPD (NISHIMURA)  
1265 AND 1269 48TH AVENUE, west side between Lincoln Way and Irving Street, Lots 68 and 69 in Assessor's Block 1702 -- Request for authorization of Coastal Zone Permit to demolish a nonconforming warehouse and office building and then to construct a two story over garage, two unit residential building on Lot 68 which has a total parcel area of 2,500 square feet with 25 feet of street frontage and 100 feet of lot depth, and a three-story over garage, two-unit residential building on Lot 69 having a total parcel area of 2,500 square feet with 25 feet of street frontage and 100 feet of lot depth in an RH-2 (House, Two-Family) District and within the Coastal Zone.  
(Proposed for continuance to November 29, 1990)

4. 88.643E (BAUMAN)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration on the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.  
(Continued from regular meeting of October 18, 1990)  
(Proposed for continuance to December 13, 1990)
5. 88.643M (LIEBERMANN)  
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the Wharf area as an active working, commercial fishing port.  
(Continued from regular meeting of October 18, 1990)  
(Proposed for continuance to December 13, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

(BLAZEJ)

650 CALIFORNIA STREET - Information presentation of lobby expansion and plaza redesign for the "Hartford" building.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

6. 90.349D (BERKOWITZ)  
137 NEWMAN STREET, north side between Andover and Bennington Streets, Lot 11 in Assessor's Block 5708 - Discretionary Review of Building Permit Application No. 9007418 for the CONSTRUCTION OF A NEW GARAGE, THE ADDITION OF A GROUND FLOOR APARTMENT AND REMODELING OF STAIRS AND DECK in an RH-2 (House, Two-Family) district.  
(Continued from regular meeting of October 25, 1990)  
NOTE: ON OCTOBER 25, 1990 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0; COMMISSIONER ENGMANN ABSENT.

7. 87.268ED (BADINER)  
POTRERO HILL SQUARE, 411 DE HARO STREET, east side of De Haro Street between Seventeenth and Mariposa Streets with frontage on Seventeenth, Mariposa and Carolina Streets, Lots 4 and 6 in Assessor's Block 3980: Staff initiated request for Discretionary Review of Building Permit Application No. 8709306 proposing the construction of a retail, office and showroom building, in an M-1 (Light Industrial) and a 40-X Height and Bulk District. The building proposes to contain approximately 24,400 gsf of office space, 58,500 gsf of showrooms and retail space and 43,000 gsf of parking, mechanical, circulation and storage space.  
NOTE: ON NOVEMBER 8, 1990 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 4-1; NO: BIERMAN, EXCUSED: HU, ABSENT: ENGMANN.
8. 90.205C (MILLER)  
4125 KIRKHAM STREET, south side between 45th and 46th Avenues, Lot 46 in Assessor's Block 1891 -- Request for authorization of Conditional Use for the increase in capacity of a RESIDENTIAL CARE FACILITY from six to 15 residents in an RH-1 (House, One-Family) district. (Continued from Regular Meeting of November 8, 1990)  
NOTE: ON NOVEMBER 8, 1990 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0; ABSENT: BOLDRIDGE.
9. (PASSMORE)  
PROPOSED BERNAL HEIGHTS REZONING, Amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code).  
NOTE: These items are continued from Regular Meeting of November 8, 1990
- 90.717Z  
By amending the Zoning Map of the City and County of San Francisco for certain properties in the Bernal Heights Area generally bounded in the north and east area by Army Street, Folsom Street, and Powhattan Avenue; in the northwest area by Folsom Street and Cortland Avenue; and in the Holly Park Area by Alemany Boulevard and Cortland Avenue; and to reclassify these properties from an RH-2 to an RH-1 district and from an RH-3 to an RH-2 district [Board of Supervisors' File No. 36-90-6]; and  
NOTE: ON NOVEMBER 8, 1990 THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE.
- 90.706T  
By adding Section 242 to establish the Bernal Heights Special Use District and to impose restrictions on property within that district, including height, setback, rear yard, parking, curb cuts, garage door width, and demolition of residential structures, by adding Sections 134, 252.1, and by amending Sections 102, 132, 154, 155 and Table 151 of Section 151 to provide reference to Section 242 of this Code. [Board of Supervisors' File No. 81-90-4]; and  
NOTE: ON NOVEMBER 8, 1990 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS AS AMENDED BY THE ZONING ADMINISTRATOR BY A VOTE OF 5-0; ABSENT: BOLDRIDGE AND KARASICK.

Proposed Bernal Heights Rezoning continued

90.706Z

By amending the Zoning Map of the City and County of San Francisco to establish the boundaries for the Bernal Heights Special Use District in the area generally bounded by Army Street, Mission Street, Alemany Boulevard, and the James Lick Freeway. [Board of Supervisors' File No. 36-90-5].

NOTE: ON NOVEMBER 8, 1990 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS AS AMENDED BY THE ZONING ADMINISTRATOR BY A VOTE OF 5-0; ABSENT: BOLDRIDGE AND KARASICK.

F. REGULAR CALENDAR

10. 88.649C

(GREEN)

624 TARAVAL STREET, north side between 16th and 17th Avenues, Lot 22 in Assessor's Block 2345-A - Request for authorization of Conditional Use to demolish an existing mixed use building containing a second floor dwelling unit within an NC-2 (Small-Scale Neighborhood Commercial) district. The proposal is to demolish the existing building and to construct one of the following alternative projects: (a) two-story commercial building without any residential units; (b) three-story mixed use building containing ground floor commercial area, second floor office area, and one-third floor dwelling unit with no off-street parking provisions; or (c) three-story mixed use building containing ground floor commercial area, and two dwelling units on the second and third floors with no off-street parking provisions. Alternative schemes (b) and (c) would also require Conditional Use authorization to reduce the residential off-street requirements. Lot 22 is approximately 2,400 square feet in size. (CONTINUED FROM REGULAR MEETING OF NOVEMBER 8, 1990)

NOTE: PUBLIC HEARING CLOSED.

11. 90.023D

(NIXON)

169 TWIN PEAKS BOULEVARD, northeast corner at Graystone Terrace, Lot 34 in Assessor's Block 2705 - Discretionary Review of Building Permit Application No. 8921469 for the construction of a 3-story, single family building on a vacant lot in an RH-1 (House, One-Family) district.

(Continued from Regular Meeting of October 25, 1990)

NOTE: PUBLIC TESTIMONY WILL BE LIMITED TO DISCUSSION OF CONDITION OF APPROVAL.

12. 90.022D

(NIXON)

173 TWIN PEAKS BOULEVARD, northwest corner at Crown Terrace, Lot 32 in Assessor's Block 2705 - Discretionary Review of Building Permit Application No. 8921472 for the construction of a 4-story, single family building on a vacant lot in an RH-1 (House, One-Family) district.

(Continued from Regular Meeting of October 25, 1990)

NOTE: PUBLIC TESTIMONY WILL BE LIMITED TO DISCUSSION OF CONDITION OF APPROVAL.



13. 89.584EC (MCDONALD)  
1438 FILBERT STREET, north side between Polk Street and Van Ness Avenue, Lot 11 in Assessor's Block 523: Request for authorization of Conditional Use to permit construction of 12 dwelling units in a building exceeding 40 feet in height on a lot having 5000 square feet of area in an RM-3 (Mixed Residential, Medium Density) district with a 65-A height and bulk designation.  
(Continued from Regular Meeting of September 27, 1990)
14. 89.105EC (MILLER)  
639 BRUNSWICK STREET AND 436 HANOVER STREET, between Lowell and Whittier Streets, Lots 11, 20, 54, and 10B (with an access easement over Lot 20-D) in Assessor's Block 6490 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit the construction of up to SEVEN NEW ONE-FAMILY DWELLINGS and the RETENTION OF TWO EXISTING ONE-FAMILY DWELLINGS, generally as shown on plans accompanying the application, requiring exception from the otherwise-applicable City Planning Code standards for dwelling unit density and open space in an RH-1 (House, One-Family) district.  
(Continued from Regular Meeting of September 27, 1990)
15. 90.175ET (NISHIMURA)  
NEIGHBORHOOD COMMERCIAL DISTRICTS located citywide - Board of Supervisors text amendment of City Planning Code Section 179(d)(1)(f)(1) to extend the filing date of applications for Conditional Use authorization and/or other necessary permits to legalize as a nonconforming use any use which was permitted as a principal use at the time the use was established, but for which the required permits had not been obtained, or which was permitted as a conditional use at the time the use was established, but for which the required authorization and permits had not been obtained. The extension of filing is proposed for another three years until April 12, 1994.  
(Continued from Regular Meeting of September 27, 1990)

---

NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.

---

4:00 P.M.

16. 90.508U (BERKOWITZ)  
118-120 LAIDLEY STREET, west side between Harry and Fairmount Streets, Lot 7 in Assessor's Block 6665 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 9013509 for the CONSTRUCTION OF A REAR YARD ADDITION in an RH-1 (House, One-Family district).
17. 90.521D (BERKOWITZ)  
3818 18th STREET, north side between Church and Sanchez Streets, Lot 15 in Assessor's Block 3580 - Request for Discretionary Review of Building Permit Numbers 9001563 and 900156 for the DEMOLITION OF A ONE-AND-A-HALF STORY SINGLE FAMILY HOUSE AND THE CONSTRUCTION OF A THREE STORY, FOUR UNIT RESIDENTIAL BUILDING in an RM-1 (Mixed Residential, Low Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

18. 90.542D (BERKOWITZ)  
712 JUNIPERO SERRA BLVD, west side between Winston and Stoncrest Drives, Lot 1C in Assessor's Block 7234 - Request for Discretionary Review of Building Permit Application No. 9015060 for the LEGALIZATION OF A HORIZONTAL ADDITION TO A SINGLE FAMILY HOUSE in an RH-1 (D) (House, One-Family, Detached Dwellings), district.

5:00 P.M.

19. 89.1217Z (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS INTERIM TEXT AND MAP AMENDMENTS - Hearing on the proposed Residential Conservation Controls which cover all residential (RH and RM) districts with a height limit of 40 feet or less and proposes provisions which discourage the demolition of sound single family buildings in RH-2 districts, redefine the building envelope of new construction and alteration by proposing new building depth and height limits, revise the off-street parking requirements for new development and alterations, revise procedures for notification and review of proposed projects, and provisions for exceptions.  
(Continued from Regular Meeting of October 11, 1990)
20. 90.539Z (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS: PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 - Hearing on the proposed permanent amendments to the Zoning Maps for reclassification of approximately 2,100 properties in RH-3 and RM districts to RH-2, of approximately 140 properties in RH-3 and RM districts to RH-1, two properties from RM-1 to RH-1(D) and one property from RH-3 to RM-2. These properties are located in the area bounded by Lake Street, 27th Avenue, Clement Street, 48th Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street, and 18th Avenue; the area bounded by Carl Street, Hillway Avenue, Parnassus Avenue, Farnworth Lane, Belmont Avenue, Willard Avenue, Woodland Avenue, Parnassus Avenue, and Willard Avenue; the area bounded by 17th Street, Dolores Street, 28th Street, Diamond Heights Boulevard, Market Street, and Douglass Street; the area bounded by 29th Street, San Jose Avenue, Day Street, and Dolores Street; the area bounded by Joost Avenue, Ridgewood Avenue, Hearst Avenue, and Congo Street; the area bounded by Excelsior Avenue, Paris Street, Persia Avenue, and Naples Street; the area bounded by Amazon Avenue, Paris Street, Rolph Street, and Naples Street; the area bounded by Dwight Street, Girard Street, Alpha Street, and James Lick Freeway; the area bounded by Hale Street, Barneveld Avenue, Silver Avenue, and San Bruno Avenue; the area bounded by Marina Boulevard, Baker Street, Bay Street, Lyon Street, Lombard Street, and Fillmore Street; and the area bounded by Bay Street, Laguna Street, Lombard Street, and Van Ness Avenue.  
(Continued from Regular Meeting of October 11, 1990)

### Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE: The Mission Bay Final EIR text is now available to the public at the Department's offices, 450 McAllister, Room 401 on the Fourth Floor. The Final EIR text consists of new information published mainly in the Summary of Comments and Responses (Volume Four of the EIR), which is re-printed in the form of replacement pages for Volumes Two, Three and Four.

Volume One, the summary containing Highlights and Conclusions of the EIR, has been updated and republished in its entirety.

There is no charge for these documents. People interested in obtaining them, however, must come pick them up from the Department; no provisions for mailing copies are available.

Copies of the Final EIR material have been sent to the San Francisco Civic Center library as well as all branch libraries. The final text should be integrated into the EIR volumes and available to the public in the next few weeks.

NOTICE: Planning Commission Tour of Presidio

The Planning Commissioners will tour the Presidio on December 6, 1990. The tour bus will depart from the front of 450 McAllister Street at 11:00 a.m. and return to City Hall by 1:15 p.m., in time for the Commission's regular meeting. Brian O'Neill, Superintendent of the Golden Gate National Recreation Area and Roger Brown, Presidio Planning Team Captain, will accompany the Commissioners to describe the Presidio's resources and major planning issues. Members of the public who wish to accompany the tour should notify Alison Kendall at 558-6290 so that accommodations can be made.

NOTICE: The Department of City Planning plans to form a Citizens Advisory Committee (CAC) to participate in the formulation of an update of the Community Safety Element of the San Francisco Master Plan. The Community Safety Element will examine hazards facing San Francisco with an emphasis on earthquake-related hazards. It will recommend policies and programs to reduce those hazards, to provide for emergency response, and to encourage recovery after an emergency. The CAC will work with the staff of the Department and the staffs of other City agencies with responsibilities for hazard reduction, emergency response, and recovery.

The Department is seeking an expression of interest from people with a concern for these issues and a willingness to participate on the CAC. If you have questions about the Community Safety Element or the work of the CAC, or if you are interested in serving on this CAC, please contact Catherine Bauman of the Department staff, 450 McAllister Street, San Francisco CA 94102 (558-6287) by November 11, 1990.

CPC:559:mjd

3F  
55  
14  
/19/90  
Special

NOTICE OF MEETING AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
SPECIAL MEETING  
MONDAY  
NOVEMBER 19, 1990  
ROOM 2C, CITY HALL  
4:00 P.M.

DOCUMENTS DEPT.

NOV 15 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales,  
Nothenberg/Karasick and Sewell.

4:00 P.M.

A. ITEMS TO BE CONTINUED

B. CONSIDERATION OF FINDINGS AND FINAL MOTION; PUBLIC HEARING CLOSED

C. SPECIAL CALENDAR

1. 90.551D (NIXON/COLEMAN)

373 FRANCONIA STREET, south east side between Esmeralda Avenue and  
Rutledge Street, Lot 36 in Assessor's Block 5556 -- Consideration of  
Request for Discretionary Review of Building Permit Application No.  
9004616 proposing construction of a 4 story single family building on  
the steeply down-sloping vacant lot in an RH-1 (House, One-Family)  
district.

- a) Consideration of Discretionary Review Request
- b) Discretionary Review Hearing

2. 90.552D (NIXON/COLEMAN)

369 FRANCONIA STREET, south east side between Esmeralda Avenue and  
Rutledge Street, Lot 37 in Assessor's Block 5556 -- Consideration of  
Request for Discretionary Review of Building Permit Application No.  
9004614 proposing construction of a 4 story single family building on  
the steeply down-sloping vacant lot in an RH-1 (House, One-Family)  
district.

- a) Consideration of Discretionary Review Request
- b) Discretionary Review Hearing

3. 90.553D (NIXON/COLEMAN)

365 FRANCONIA STREET, south east side between Esmeralda Avenue and  
Rutledge Street, Lot 38 in Assessor's Block 5556 -- Consideration of  
Request for Discretionary Review of Building Permit Application No.  
9004615 proposing construction of a 4 story single family building on  
the steeply down-sloping vacant lot in an RH-1 (House, One-Family)  
district.

- a) Consideration of Discretionary Review Request
- b) Discretionary Review Hearing

4. 90.579D (BLAUVELT)  
517 PRENTISS STREET, east side between Tompkins and Ogden Streets, Lot 28 in Assessor's Block 5729 -- Request for Discretionary Review of Building Permit Application No. 9016597 to construct a new two-story, single-family dwellings, rising 22.5 feet above street grade, after demolition of an uninhabited, one-story, single-family dwelling in an RH-1 (House, One-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
5. 90.319D (BLAUVELT)  
1350-8th AVENUE, east side between Irving and Judah Streets, Lot 34 in Assessor's Block 1762 - Request for Discretionary Review of Building Permit Application No. 9004894 for a horizontal (rear) extension, addition of a third story, and the creation of a second dwelling unit, to an existing two-story, single family dwelling in an RH-2 (House, Two-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continue from Special Meeting of October 15, 1990)
6. 90.530D (BLAUVELT)  
1739 - 35th AVENUE, west side between Moraga and Noriega Streets, Lot 2E in Assessor's Block 2014 -- Request for Discretionary Review of Building Permit Application No. 9001246 to add a third story and alter the existing floors of an existing two-story, single-family dwelling in an RH-1 (House, One-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
7. 90.555D (BLAUVELT)  
154 YERBA BUENA AVENUE, south west side between Santa Paula Avenue and Maywood Drive, Lot 35 in Assessor's Block 3078 -- Request for Discretionary Review of Building Permit Application No. 9014869 to enlarge the existing second story of a two-story, single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing
8. 90.532D (BLAUVELT)  
35 MONTALVO AVENUE, north side between Castenada and Dorantes Avenues, Lot 15 in Assessor's Block 2881 -- Request for Discretionary Review of Building Permit Application No. 9012066 to add a second story to an existing one-story over garage, single-family dwelling in an RH-1(D) (House, One-Family, Detached) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continue from Special Meeting of October 15, 1990)



9. 90.412D (BLAUVELT)  
655-657 FRANCISCO STREET, south side between Columbus Avenue and Jones Street, Lot 18 in Assessor's Block 50 -- Request for Discretionary Review of Building Permit Application No. 8912706 for construction of a new four-story, two-unit building after demolition of an existing two-story building and detached garage in an RM-1 (Residential, Mixed, Low Density) District,  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing  
(Continue from Special Meeting of October 15, 1990)  
NOTE: This case and case No. 90.413D will be heard concurrently.
10. 90.413D (BLAUVELT)  
34 and 36 HOUSTON STREET, north side between Columbus Avenue and Jones Street, Lots 13 and 14 in Assessor's Block 50 -- Request for Discretionary Review of Building Permit Application No. 8912709 for construction of a new four-story, two-unit building in an RM-1 (Residential, Mixed, Low Density) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Continue from Special Meeting of October 15, 1990)  
NOTE: This case and case No. 90.412D will be heard concurrently.

D. PUBLIC COMMENT

Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

Adjournment.

NOTE ON APPEALS: Commission actions on Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE: The Mission Bay Final EIR text is now available to the public at the Department's offices, 450 McAllister, Room 401 on the Fourth Floor. The Final EIR text consists of new information published mainly in the Summary of Comments and Responses (Volume Four of the EIR), which is re-printed in the form of replacement pages for Volumes Two, Three and Four.

Volume One, the summary containing Highlights and Conclusions of the EIR, has been updated and republished in its entirety.

There is no charge for these documents. People interested in obtaining them, however, must come pick them up from the Department; no provisions for mailing copies are available.



NOTICE: Continued

Copies of the Final EIR material have been sent to the San Francisco Civic Center library as well as all branch libraries. The final text should be integrated into the EIR volumes and available to the public in the next few weeks.

NOTICE: Planning Commission Tour of Presidio

The Planning Commissioners will tour the Presidio on December 6, 1990. The tour bus will depart from the front of 450 McAllister Street at 11:00 a.m. and return to City Hall by 1:15 p.m., in time for the Commission's regular meeting. Brian O'Neill, Superintendent of the Golden Gate National Recreation Area and Roger Brown, Presidio Planning Team Captain, will accompany the Commissioners to describe the Presidio's resources and major planning issues. Members of the public who wish to accompany the tour should notify Alison Kendall at 558-6290 so that accommodations can be made.

NOTICE: The Department of City Planning plans to form a Citizens Advisory Committee (CAC) to participate in the formulation of an update of the Community Safety Element of the San Francisco Master Plan. The Community Safety Element will examine hazards facing San Francisco with an emphasis on earthquake-related hazards. It will recommend policies and programs to reduce those hazards, to provide for emergency response, and to encourage recovery after an emergency. The CAC will work with the staff of the Department and the staffs of other City agencies with responsibilities for hazard reduction, emergency response, and recovery.

The Department is seeking an expression of interest from people with a concern for these issues and a willingness to participate on the CAC. If you have questions about the Community Safety Element or the work of the CAC, or if you are interested in serving on this CAC, please contact Catherine Bauman of the Department staff, 450 McAllister Street, San Francisco CA 94102 (558-6287) by November 11, 1990.

NOTICE OF CANCELLATION  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 22, 1990

The Regular Meeting of the San Francisco City Planning Commission scheduled for Thursday, November 22, 1990 has been cancelled due to the Thanksgiving Day holiday.

Linda Avery  
Secretary

CPC/560



NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
NOVEMBER 29, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.

NOV 26 1990

SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Biernan, Elzey/Buldrige, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 88.729PD (GALLAGHER)  
1547-1563 - 48TH AVENUE, west side between Kirkham and Lawton Streets  
- Application for a Coastal Zone Permit under City Planning Code  
Section 330 to construct five residential buildings with three units  
each after demolition of a skating rink.  
(Continued from Regular Meeting of October 25, 1990)  
(Proposed for continuance to January 10, 1991)
2. 90.192ZE (GALLAGHER)  
Burlwood/Cresta Vista - Appeal of a Preliminary Negative Declaration  
on a proposed rezoning from RH-1(D) to RH-1 of all 15 lots in  
Assessor's Block 3005, bounded by Burlwood Drive, Bella Vista Way,  
Cresta Vista Drive and Lulu Alley; the proposed re-subdivision of ten  
of the lots (#5-12, #14 and #15) into 19 lots; and the construction  
of nine single-family dwellings.  
(Proposed for continuance to January 31, 1991)
3. 90.041EC (GREEN)  
5440-5454 MISSION STREET, north side between Foote and Ottawa  
Avenues; Lot 1A & 4, in Assessor's Block 7044A -- Request for  
Conditional Use authorization to expand an existing Large Fast Food  
Restaurant (as defined by Section 790.90 of the Planning Code) and to  
develop a lot in excess of 10,000 square feet in area within an NC-2  
(Small-Scale) Neighborhood Commercial District. The proposal is to  
expand the existing dining area of the restaurant increasing the  
total gross floor area from approximately 1,247 square feet to  
approximately 1,957 square feet and expanding the existing parking by  
creating a new parking lot on 5440 Mission Street (Lot 1A) adjacent  
to 5454 Mission Street. The amount of parking will increase from 21  
spaces to 36 spaces, and the expanded restaurant including parking  
will now occupy a total site area of approximately 26,199 square feet.  
(Continued from Regular Meeting of November 1, 1990)  
(Proposed for continuance to January 31, 1991)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERSD. DIRECTOR'S REPORT

(BAUMAN)

4. Consideration of a resolution authorizing the Director of City Planning to enter into a contract with the California Seismic Safety Commission for an amount up to \$5,000 for preparing a report describing the local impacts of the October 17, 1989 earthquake and making recommendations for improvements in state policies and procedures concerning seismic safety.

5. MOU for Redevelopment Agency (WILLIAMS)  
Endorsement of the Memorandum of Understanding between the Redevelopment Agency and the Department of City Planning regarding the South of Market Redevelopment Project.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

6. 90.407CV: (NISHIMURA)  
3330 ARMY STREET: north side between South Van Ness Avenue, Capp Street and Mission Street, through lot to Capp Street, Lot 25 in Assessor's Block 6571 -- Request for authorization of Conditional Use to construct, after demolition of a vacant restaurant, twenty-five (25) units of affordable housing with twenty-five (25) independently accessible off-street parking spaces on an irregularly shaped lot with approximately 98 feet of frontage on Army Street and 80.5 feet of frontage on Capp Street totaling an approximate lot area of 16,882 square feet in an NC-3 (Moderate-Scale Neighborhood Commercial) District. The request for Conditional Use authorization is for the development of a lot larger than 9,999 square feet in an NC-3 District.

In addition, a Variance is sought from the Zoning Administrator to vary from the Code permitted 20 feet maximum width of driveway openings to off-street parking. The proposal is to provide driveway widths totaling 37 feet on each street frontage and modification of the rear yard requirement.

(Continued from Regular Meeting of October 18, 1990)

NOTE: ON OCTOBER 18, 1990 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0 WITH COMMISSIONER ENGMANN ABSENT

7. (PASSMORE)

PROPOSED BERNAL HEIGHTS REZONING, Amending Part II, Chapter II, of the San Francisco Municipal Code (City Planning Code).

NOTE: These items are continued from Regular Meeting of November 15, 1990

90.717Z

By amending the Zoning Map of the City and County of San Francisco for certain properties in the Bernal Heights Area generally bounded in the north and east area by Army Street, Folsom Street, and Powhattan Avenue; in the northwest area by Folsom Street and Cortland Avenue; and in the Holly Park Area by Alemany Boulevard and Cortland Avenue; and to reclassify these properties from an RH-2 to an RH-1 district and from an RH-3 to an RH-2 district [Board of Supervisors' File No. 36-90-6]; and

NOTE: ON NOVEMBER 8, 1990 THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE BY A VOTE OF 5-0; ABSENT: BOLDRIDGE AND KARASICK.

90.706T

By adding Section 242 to establish the Bernal Heights Special Use District and to impose restrictions on property within that district, including height, setback, rear yard, parking, curb cuts, garage door width, and demolition of residential structures, by adding Sections 134, 252.1, and by amending Sections 102, 132, 154, 155 and Table 151 of Section 151 to provide reference to Section 242 of this Code. [Board of Supervisors' File No. 81-90-4]; and

NOTE: ON NOVEMBER 8, 1990 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS AS AMENDED BY THE ZONING ADMINISTRATOR BY A VOTE OF 5-0; ABSENT: BOLDRIDGE AND KARASICK.

90.706Z

By amending the Zoning Map of the City and County of San Francisco to establish the boundaries for the Bernal Heights Special Use District in the area generally bounded by Army Street, Mission Street, Alemany Boulevard, and the James Lick Freeway. [Board of Supervisors' File No. 36-90-5].

NOTE: ON NOVEMBER 8, 1990 THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS AS AMENDED BY THE ZONING ADMINISTRATOR BY A VOTE OF 5-0; ABSENT: BOLDRIDGE AND KARASICK.

#### F. REGULAR CALENDAR

8. (LORD)  
Presentation and discussion of Employment Brokerage Services, as per Section 164 of the Planning Code.  
(Continued from Regular Meeting of October 25, 1990)
9. (SCOTT)  
Consideration of guidelines implementing the Master Plan Policy regarding inclusion of affordable housing units in certain housing projects.  
(Continued from Regular Meeting of November 1, 1990)

10. (BADINER)  
OFFICE DEVELOPMENT LIMITATION PROGRAM - Public hearing on the Rules and Regulations of the City Planning Commission and a schedule for evaluation of office development projects in the 1990-1991 Approval Period.  
(Continued from Regular Meeting of November 8, 1990)
11. (WILLIAMS)  
Presentation by the University of California/San Francisco of its long range development plan activities.
12. 89.121TZ (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS INTERIM TEXT AND MAP AMENDMENTS -  
Hearing on the proposed Residential Conservation Controls which cover all residential (RH and RM) districts with a height limit of 40 feet or less and proposes provisions which discourage the demolition of sound single family buildings in RH-2 districts, redefine the building envelope of new construction and alteration by proposing new building depth and height limits, revise the off-street parking requirements for new development and alterations, revise procedures for notification and review of proposed projects, and provisions for exceptions.  
(Continued from Regular Meeting of November 15, 1990)
13. 90.539Z (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS: PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 - Hearing on the proposed permanent amendments to the Zoning Maps for reclassification of approximately 2,100 properties in RH-3 and RM districts to RH-2, of approximately 140 properties in RH-3 and RM districts to RH-1, two properties from RM-1 to RH-1(D) and one property from RH-3 to RM-2. These properties are located in the area bounded by Lake Street, 27th Avenue, Clement Street, 48th Avenue, Fulton Street and Arguello Boulevard; the area bounded by Lincoln Way, the Great Highway, Ulloa Street, and 18th Avenue; the area bounded by Carl Street, Hillway Avenue, Parnassus Avenue, Farnworth Lane, Belmont Avenue, Willard Avenue, Woodland Avenue, Parnassus Avenue, and Willard Avenue; the area bounded by 17th Street, Dolores Street, 28th Street, Diamond Heights Boulevard, Market Street, and Douglass Street; the area bounded by 29th Street, San Jose Avenue, Day Street, and Dolores Street; the area bounded by Joost Avenue, Ridgewood Avenue, Hearst Avenue, and Congo Street; the area bounded by Excelsior Avenue, Paris Street, Persia Avenue, and Naples Street; the area bounded by Amazon Avenue, Paris Street, Rolph Street, and Naples Street; the area bounded by Dwight Street, Girard Street, Alpha Street, and James Lick Freeway; the area bounded by Hale Street, Barneveld Avenue, Silver Avenue, and San Bruno Avenue; the area bounded by Marina Boulevard, Baker Street, Bay Street, Lyon Street, Lombard Street, and Fillmore Street; and the area bounded by Bay Street, Laguna Street, Lombard Street, and Van Ness Avenue.  
(Continued from Regular Meeting of November 15, 1990)



SCHEDULE OF HEARINGS FOR THE RESIDENTIAL REZONING PROGRAM

- November 29, 1990 Presentation of Schedule developed by staff
- December 13, 1990 Hearing on Procedures: Notice, permit application, permit review
- January 17, 1991 Hearing on Demolition: Demolition definition, alternatives for demolition of housing (text amendment), de facto demolition, map reclassification of single-unit and two-unit buildings from RH-3 and RM districts to RH-2 and RH-1
- January 31 Continuation of Hearing on Demolition
- February 14 Hearing on Height: definitions, methods of measurement, tier system, height districts, setback requirement, height on sloping lots, exceptions, exemptions, standards for mapping, design review and DR policies
- February 28 Hearing on Depth: definitions, methods of measurement, tier system, depth districts, last 12' requirements, exceptions and exemptions, standards for mapping, design review and DR policies
- March 14 Hearing on Parking: per unit requirement, size standards, garage door width and curb cut requirements
- March 28 Miscellaneous items: Noncomplying structures; illegal units, Intent and Findings as in RCC ordinance of September 1990; grandfather clause etc.

The Commission reserves the right to revise the schedule.

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.  
-----

4:00 P.M.

14. 89.138EC (CHIONG)  
4387 MISSION STREET, west side, between Theresa and Cotter Streets;  
Lot 4 in Assessor's Block 6798 -- Request for Conditional Use  
Authorization to allow demolition of an existing building containing  
a second floor dwelling unit within an NC-3 (Moderate Scale  
Neighborhood Commercial) District. The proposal is to demolish the  
existing two-story over garage building and to construct a  
three-story, mixed-use building containing approximately 250 square  
feet of ground floor commercial and four (4) off-street parking  
spaces at the ground level and four (4) dwelling units on the second  
and third floors on a lot approximately 3,800 square feet in size.  
(Continued from Regular Meeting of November 8, 1990)
15. 90.242D (BERKOWITZ)  
2551-2557 MISSION STREET, east side between 21st and 22nd Streets,  
Lot 23 in Assessor's Block 3615 - Discretionary Review of Building  
Permit Application No. 9002283 for the DEMOLITION OF A THEATER in an  
NC-3 (Moderate-Scale Neighborhood Commercial) district.  
(Continued from Regular Meeting of October 11, 1990)
16. 90.187D (BERKOWITZ)  
180-182 GRAYSTONE TERRACE, south side between Pemberton Place and  
Iron Alley, Lot 56 in Assessor's Block 2719-B - Discretionary Review  
of Building Permit Application No. 9000510-S for the CONSTRUCTION OF  
A THREE-STORY, TWO-UNIT RESIDENTIAL BUILDING in an RH-2 (house,  
Two-Family) district.  
(Continued from Regular Meeting of November 1, 1990)
17. 90.542D (BERKOWITZ)  
712 JUNIPERO SERRA BLVD, west side between Winston and Stonecrest  
Drives, Lot 1C in Assessor's Block 7234 - Request for Discretionary  
Review of Building Permit Application No. 9015060 for the  
LEGALIZATION OF A HORIZONTAL ADDITION TO A SINGLE FAMILY HOUSE in an  
RH-1 (D) (House, One-Family, Detached Dwellings), district.  
(Continued from Regular Meeting of November 15, 1990)
18. 90.445P (NISHIMURA)  
1362 - 48TH AVENUE, east side between Irving and Judah Streets, Lot  
24 in Assessor's Block 1802 -- Request for authorization of Coastal  
Zone Permit to construct a two-story over garage, twenty-nine (29)  
foot high single-family house on a 3,000 square foot lot with 25 feet  
of street frontage and 120 feet of lot depth after demolition of a  
single-family dwelling in an RH-2 (House, Two-Family) District and  
within the Coastal Zone.  
(Continued from Regular Meeting of November 15, 1990)

19. 90.444P (NISHIMURA)  
1366 - 48TH AVENUE, east side between Irving and Judah Streets, Lot 23 in Assessor's Block 1802 -- Request for authorization of Coastal Zone Permit to construct a two-story over garage, twenty-nine (29) foot high single-family house after demolition of a single-family dwelling and a garage shed at the rear of the 3,000 square foot lot with 25 feet of street frontage and 120 feet of lot depth in an RH-2 (House, Two-Family) District and within the Coastal Zone.  
(Continued from Regular Meeting of November 15, 1990)

#### Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE: The Mission Bay Final EIR text is now available to the public at the Department's offices, 450 McAllister, Room 401 on the Fourth Floor. The Final EIR text consists of new information published mainly in the Summary of Comments and Responses (Volume Four of the EIR), which is re-printed in the form of replacement pages for Volumes Two, Three and Four.

Volume One, the summary containing Highlights and Conclusions of the EIR, has been updated and republished in its entirety.

There is no charge for these documents. People interested in obtaining them, however, must come pick them up from the Department; no provisions for mailing copies are available.

Copies of the Final EIR material have been sent to the San Francisco Civic Center library as well as all branch libraries. The final text should be integrated into the EIR volumes and available to the public in the next few weeks.

NOTICE: Planning Commission Tour of Presidio

The Planning Commissioners will tour the Presidio on December 6, 1990. The tour bus will depart from the front of 450 McAllister Street at 11:00 a.m. and return to City Hall by 1:15 p.m., in time for the Commission's regular meeting. Brian O'Neill, Superintendent of the Golden Gate National Recreation Area and Roger Brown, Presidio Planning Team Captain, will accompany the Commissioners to describe the Presidio's resources and major planning issues. Members of the public who wish to accompany the tour should notify Alison Kendall at 558-6290 so that accommodations can be made.



3F  
255  
714  
2/6/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
DECEMBER 6, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.  
DEC 2 1990  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

11:00 A.M.

FIELD TRIP: Presidio Tour

The tour bus will depart from the front of 450 McAllister Street at 11:00 a.m. and return to City Hall by 1:15 p.m., in time for the Commission's regular meeting. Brian O'Neill, Superintendent of the Golden Gate National Recreation Area and Roger Brown, Presidio Planning Team Captain, will accompany the Commissioners to describe the Presidio's resources and major planning issues. Members of the public who wish to accompany the tour should notify Alison Kendall at 558-6290 so that accommodations can be made.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 90.047ESP (NISHIMURA)  
1265 AND 1269 - 48TH AVENUE, west side between Lincoln Way and Irving Street, Lots 68 and 69 in Assessor's Block 1702 -- Request for authorization of Coastal Zone Permit to demolish a nonconforming warehouse and office building and then to construct a two-story over garage, two-unit residential building on Lot 68 which has a total parcel area of 3,000 square feet with 25 feet of street frontage and 120 feet of lot depth, and a two-story over garage, two-unit residential building on Lot 69 having a total parcel area of 3,000 square feet with 25 feet of street frontage and 120 feet of lot depth in an RH-2 House, Two-Family) District and within the Coastal Zone.

90.572D

In addition, a request for Discretionary Review of Building Permit Application No. 9008607 for the proposal to construct a two-story over garage, two unit residential building on Lot 68 will be considered.

(Continued from Regular Meeting of November 15, 1990)  
(Proposed for continuance to January 17, 1990)

2. 90.175ET (NISHIMURA)  
NEIGHBORHOOD COMMERCIAL DISTRICTS located citywide - Board of Supervisors text amendment of City Planning Code Section 179(d)(1)(f)(1) to extend the filing date of applications for Conditional Use authorization and/or other necessary permits to legalize as a nonconforming use any use which was permitted as a principal use at the time the use was established, but for which the required permits had not been obtained, or which was permitted as a conditional use at the time the use was established, but for which the required authorization and permits had not been obtained. The extension of filing is proposed for another three years until April 12, 1994.  
(Continued from Regular Meeting of November 15, 1990)  
(Proposed for continuance to January 17, 1990)

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

3. 90.242D (BERKOWITZ)  
2551-2557 MISSION STREET, east side between 21st and 22nd Streets, Lot 23 in Assessor's Block 3615 - Discretionary Review of Building Permit Application No. 9002283 for the DEMOLITION OF A THEATER in an NC-3 (Moderate-Scale Neighborhood Commercial) district.  
(Continued from Regular Meeting of November 29, 1990)  
NOTE: ON NOVEMBER 29, 1990, THE COMMISSION PASSED A MOTION OF INTENT TO DISAPPROVE THE PERMIT APPLICATION FOR DEMOLITION BY A VOTE OF 6-0 WITH COMMISSIONER ENGMANN ABSENT.

F. REGULAR CALENDAR

4. (SCOTT)  
Consideration of guidelines implementing the Master Plan Policy regarding inclusion of affordable housing units in certain housing projects.  
(Continued from Regular Meeting of November 29, 1990)

5. 90.510T (HOOD)  
Amending the Planning Code by adding Section 249.9 to establish the Alamo Square/Buena Vista North Special Use District and to allow, with Conditional Use authorization within the approximate boundaries of the area, hotels, inns or hostels as specified in Section 209.2(d) of the Planning Code, but with six or more guest rooms or suites, and such incidental commercial uses as receptions within generally residential neighborhoods. This proposed amendment was transmitted from the Board of Supervisors; determinate boundaries are to be set by separate language at a later date. (Board of Supervisors' File No. 81-90-2.)  
Continued from Regular Meeting of November 8, 1990)
6. 90.033C (MILLER)  
2222 BROADWAY, north side between Webster and Fillmore Streets, with additional frontage on Vallejo Street, Lots 1, 23 and 24 in Assessor's Block 564 -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for construction of a new 12,500-square-foot GYMNASIUM COMPLEX for a consortium of private elementary and secondary schools (Schools of the Sacred Heart), requiring modification of the City Planning Code standards for REAR YARDS, in an RH-2 (House, Two-Family) district and a 40-X Height and Bulk District.
7. 90.585D (BLAUVELT)  
865 WISCONSIN STREET, east side between 22nd and 23rd Streets, Lot 61 in Assessor's Block 4162 -- Request for Discretionary Review of Building Permit Application No. 9016979 to raise an existing one-story building by approximately 4 feet, adding a second story, to shift the building sideways by one to two feet, construct new foundations, and enlarge horizontally and alter the existing floor of a single-family dwelling in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review)  
b) Discretionary Review hearing
8. 90.519U (BERKOWITZ)  
2070 GREEN STREET, north side between Webster and Buchanan Streets, Lot 12A in Assessor's Block 541 - Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 8815892 for the construction of a third story addition and a rear yard extension to a two family house in an RH-2 (House, Two-Family) district.

---

**NOTE:** The Commission will take a 15-minute recess at approximately 3:45 p.m.

---

4:00 P.M.

9. 90.610D (BERKOWITZ)  
1255 SILLIMAN STREET, south east corner at Yale Street, Lot 35 in Assessor's Block 5937 - Request for Discretionary Review of Building Permit Application No. 9016023 for the construction of a rear yard deck in an RH-1 (House, One Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing



10. 90.531D (BERKOWITZ)  
419 HILL STREET, southside between Noe and Sanchez Streets, Lot 51 in Assessor's Block 3621 - Request for Discretionary Review of Building Permit Application No. 9010259 for the construction of a horizontal addition to a single family house in an RH-1 (House, One-Family) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing
11. 90.522D (BERKOWITZ)  
300 HILL STREET, north west corner at Church Street, Lot 5 in Assessor's Block 3620 - Request for Discretionary Review of Building Permit Application No. 8917695 for the construction of a roof top solarium in an RM-1 (Mixed Residential, Low Density) district.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing

#### Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.

NOTICE: The Mission Bay Final EIR text is now available to the public at the Department's offices, 450 McAllister, Room 401 on the Fourth Floor. The Final EIR text consists of new information published mainly in the Summary of Comments and Responses (Volume Four of the EIR), which is re-printed in the form of replacement pages for Volumes Two, Three and Four.

Volume One, the summary containing Highlights and Conclusions of the EIR, has been updated and republished in its entirety.

There is no charge for these documents. People interested in obtaining them, however, must come pick them up from the Department; no provisions for mailing copies are available.

Copies of the Final EIR material have been sent to the San Francisco Civic Center library as well as all branch libraries. The final text should be integrated into the EIR volumes and available to the public in the next few weeks.

55  
4  
13/90

NOTE: For updated information on the Commission meeting and any case continuations/withdrawals/addenda not otherwise noted on this Calendar, and estimated time for Regular Calendar items, please call 558-6422 for a recorded message.

NOTICE OF MEETING AND CALENDAR  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETING  
THURSDAY  
DECEMBER 13, 1990  
ROOM 282, CITY HALL  
1:30 P.M.

DOCUMENTS DEPT.  
DEC 14 1990  
SAN FRANCISCO  
PUBLIC LIBRARY

ROLL CALL: Commissioners Bierman, Elzey/Boldridge, Engmann, Hu, Morales, Nothenberg/Karasick and Sewell.

1:30 P.M.

A. ITEMS TO BE CONTINUED

1. 90.539Z (HORTON)  
RESIDENTIAL CONSERVATION CONTROLS: PERMANENT RECLASSIFICATIONS OF VARIOUS LOTS FROM RH-3 and RM DISTRICT DESIGNATIONS TO RH-2, RH-1, and RH-1(D) DESIGNATIONS AND ONE LOT FROM RH-3 TO RM-2 - Hearing on the proposed permanent amendments to the Zoning Maps for reclassification of approximately 2,100 properties in RH-3 and RM districts to RH-2, of approximately 140 properties in RH-3 and RM districts to RH-1, two properties from RM-1 to RH-1(D) and one property from RH-3 to RM-2. The proposed ordinance with a listing of all affected properties identified by Assessor's Block and Lot number as well as maps are available at the Department of City Planning, 450 McAllister Street, 4th floor between 8 a.m. and 5 p.m.  
(Continued from Regular Meeting of November 29, 1990)  
(Proposed to be continued to January 17, 1991)
2. 90.701C (GREEN)  
1700 HAIGHT STREET, northwesterly corner at Cole Street; Lot 7 in Assessor's Block 1229 -- Request for Conditional Use Authorization to modify a previously approved project as authorized under City Planning Commission Motion No. 11148 to allow a single tenant over 2,500 square feet in size within the Haight Street Neighborhood Commercial District. The proposal is to alter the conditions of approval as set forth in City Planning Commission Motion No. 11148 by 1) replacing the previously authorized tenant (Thrifty Jr. Drugstore) with a new tenant (Goodwill Industries), 2) modifying the amount and type of allowed signage, 3) reducing the hours of operation for the new tenant, and 4) reducing the number of separate sidewalk commercial tenant spaces from two to one.  
(Proposed to be continued to January 17, 1991)

3. 88.643E (BAUMAN)  
FISHERMAN'S WHARF SEAFOOD CENTER, Pier 45, Fish Alley and Hyde Street Pier, Assessor's Blocks 2, 5, 6, 7 and portions of Assessor's Block 9900 - Appeal of Preliminary Negative Declaration on the proposed renovation and expansion of fish handling facilities at Pier 45; construction of 88 new permanent berths, new space for up to 30 oversized and transient vessels and support facilities at Hyde Street Pier; reuse for fishing industry uses of space at Fish Alley; implementation of a Water Quality Management Plan.  
(Continued from regular meeting of November 15, 1990)  
(Proposed to be continued to February 7, 1991.)
4. 88.643M (LIEBERMANN)  
FISHERMAN'S WHARF SUBAREA - Consideration of an Amendment to the Northeastern Waterfront Plan of the Master Plan which would delete Policy 2 under Objective 11 which permits office, hotel, residential and other commercial uses and to adopt a new policy calling for the restoration and expansion of the role of the Wharf area as an active working, commercial fishing port.  
(Continued from regular meeting of November 15, 1990)  
(Proposed to be continued to February 7, 1991.)
5. 90.647D (BLAUVELT)  
340 LOMBARD STREET, north side between Grant Avenue and Kearny Street, Lot 25 in Assessor's Block 61 -- Request for Discretionary Review of Building Permit Application No. 9012216 to expand a partial third story, eliminate one dwelling unit, construct underground parking for four cars, build a garage/driveway entrance at the front of the lot, and significantly alter the existing floors of an existing three-story, four-unit building in an RH-3 (House, Three-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing  
(Proposed to be continued to February 7, 1991.)
6. 90.615U (BLAUVELT)  
1751 - 33RD AVENUE, west side between Noriega and Moraga Streets, Lot T3 in Assessor's Block 2016 -- Review for exception as a Tier 3 project under the Neighborhood Conservation Interim Controls of Building Permit Application No. 9005690 to add a one-story addition, with roof deck on top, at the rear of an existing single-family dwelling, in an RH-1 (House, One-Family) District.  
(Proposed to be continued to February 7, 1991.)

7. 89.543L (MARSH)

BUENA VISTA NORTH HISTORIC DISTRICT, area generally bounded by Divisadero Street to the east, Masonic Avenue to the west, Haight Street to the south and Oak Street to the north; the subject Historic District includes all or portions thereof of the following Assessor's Blocks 1215, 1218, 1219, 1220, 1221, 1222, 1233, 1234, 1235, 1236, 1237, 1240, and 1241 - Acting on the recommendation of the Landmarks Preservation Advisory Board to consider the designation of a Buena Vista North Historic District pursuant to Article 10 of the City Planning Code.

(Continued from Regular Meeting of October 11, 1990)

(Proposed to be continued to January 24, 1991.)

NOTE: On June 7, 1990, the Commission passed a motion of intent to approve by a vote of 6-0, Commissioner Sewell absent.

B. PUBLIC COMMENT

At this time, members of the public may address the Commission on items of interest to the public that are within the subject matter jurisdiction of the Commission except agenda items. With respect to agenda items, your opportunity to address the Commission will be afforded when the item is reached in the meeting with one exception. When the agenda item has already been reviewed in a public hearing at which members of the public were allowed to testify and the Commission has closed the public hearing, your opportunity to address the Commission must be exercised during the Public Comment portion of the calendar. Each member of the public may address the Commission for up to three minutes. The President or chairperson may limit the total testimony by all members of the public to fifteen minutes.

C. COMMISSIONERS' QUESTIONS AND MATTERS

D. DIRECTOR'S REPORT

8. (FELTHAM)

Presentation by Transportation Management Association of San Francisco (TMA) regarding 1990 activities and Status Report, and Consideration of a Resolution reendorsing the TMA as a central agency for Transportation Management Programs in the downtown and approving a new TMA Work Program.

E. CONSIDERATION OF FINDINGS AND FINAL MOTION--PUBLIC HEARING CLOSED

9. 89.105EC (MILLER)

639 BRUNSWICK STREET AND 436 HANOVER STREET, between Lowell and Whittier Streets, Lots 11, 20, 54, and 10B (with an access easement over Lot 20-D) in Assessor's Block 6490 - Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT to permit the construction of up to SEVEN NEW ONE-FAMILY DWELLINGS and the RETENTION OF TWO EXISTING ONE-FAMILY DWELLINGS, generally as shown on plans accompanying the application, requiring exception from the otherwise-applicable City Planning Code standards for dwelling unit density and open space in an RH-1 (House, One-Family) district. (Continued from Regular Meeting of November 15, 1990)

NOTE: ON NOVEMBER 15, 1990, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 6-0 WITH COMMISSIONER ENGMANN ABSENT.

10. 90.033C

(MILLER)

2222 BROADWAY, north side between Webster and Fillmore Streets, with additional frontage on Vallejo Street, Lots 1, 23 and 24 in Assessor's Block 564 -- Request for authorization of Conditional Use for a PLANNED UNIT DEVELOPMENT for construction of a new 12,500-square-foot GYMNASIUM COMPLEX for a consortium of private elementary and secondary schools (Schools of the Sacred Heart), requiring modification of the City Planning Code standards for REAR YARDS, in an RH-2 (House, Two-Family) district and a 40-X Height and Bulk District.

(Continued from Regular Meeting of December 6, 1990)

NOTE: ON DECEMBER 6, 1990, THE COMMISSION PASSED A MOTION OF INTENT TO APPROVE WITH CONDITIONS BY A VOTE OF 5-0 WITH COMMISSIONER ENGMANN ABSENT.

F. REGULAR CALENDAR

11.

(KESSLER)

Consideration of Resolution Authorizing the Director of Planning to Submit a Supplemental Appropriation Request for \$737,860 to come from the Downtown Park Fund. The \$737,860 is to be transferred to the San Francisco Transportation Authority for reimbursement of funds advanced by the Authority for the Acquisition of Land for the Rincon Point Park.

12. 89.122E

(DEUTSCH)

EARTHQUAKE HAZARD REDUCTION IN UNREINFORCED MASONRY BUILDINGS (UMBs): PROGRAM ALTERNATIVES. Public hearing on the Draft Environmental Impact Report (EIR) for City and County of San Francisco consideration of alternative approaches to reducing earthquake-related life safety hazards associated with approximately 2000 privately owned UMBs.

13.

(LORD)

Presentation and discussion of Employment Brokerage Services, as per Section 164 of the Planning Code.

(Continued from Regular Meeting of November 29, 1990)

14. 89.121TZ

(HORTON)

RESIDENTIAL CONSERVATION CONTROLS: INTERIM TEXT AND MAP AMENDMENTS -  
Hearing on Procedures: Notice, Permit Application, Permit Review.

The text of the staff proposal on Procedures for discussion will be available on December 6, 1990 and thereafter at the Department of City Planning, 450 McAllister Street, 4th floor between 8 a.m. and 5 p.m.

(Continued from Regular Meeting of November 29, 1990)

-----  
NOTE: The Commission will take a 15-minute recess at approximately 3:45 p.m.  
-----

4:00 P.M.

15. 90.239EXHK (BADINER)  
400 POST STREET, aka 421 Powell Street, northwest corner of Post and Powell Streets, Lot 6 in Assessor's Block 296: Request for Determinations of Compliance and Exceptions pursuant to Planning Code Section 309 and a Permit to Alter for the renovation of an existing Category IV Contributory retail-office building within the C-3-R (Downtown Commercial, Retail) District, an 80 - 130-X Height and Bulk District, and the Kearny-Market-Mason-Sutter Conservation District. The project would require an exceptions from the freight loading requirements pursuant to Planning Code Section 161. The proposal is to renovate and convert the entire structure to a multi-tenant retail building by replacing structural elements, modifying the floor levels, inserting an additional floor level and expanding the rear portions of the upper floors.
16. 90.639D (COLEMAN)  
649 - 42ND AVENUE, Lot 4 in Assessor's Block 1585 -- Request for Discretionary Review of Building Permit Application No. 9015626 for the legalization of a side addition to the kitchen and a rear yard deck, built without permits, and the addition of a sauna room at the ground floor in a single-family dwelling in an RH-1 (House, One-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing
17. 90.646D (COLEMAN)  
474 - 29TH STREET, Lot 21 in Assessor's Block 6620 -- Request for Discretionary Review of Building Permit Application No. 9013771 for a 2nd story addition and a one-story rear extension to an existing one story, over garage single-family dwelling in an RH-2 (House, Two-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review Hearing
18. 90.579D (BLAUVELT)  
517 PRENTISS STREET, east side between Tompkins and Ogden Streets, Lot 28 in Assessor's Block 5729 -- Request for Discretionary Review of Building Permit Application No. 9016597 to construct a new two-story, single-family dwellings, rising 22.5 feet above street grade, after demolition of an uninhabited, one-story, single-family dwelling in an RH-1 (House, One-Family) District.  
a) Consideration of Discretionary Review  
b) Discretionary Review hearing



5:00 P.M.

19. 89.126ECS (GREEN)  
Northeast corner of Bayshore Boulevard and Hester Avenue, and south and adjacent to 2011 Bayshore Boulevard. (Bayside Motor Inn); Lots 12, 13, 14 and 15, in Assessor's Block 5054A -- Request for Conditional Use Authorization to develop the existing lots as a PLANNED UNIT DEVELOPMENT within an NC-S (Neighborhood Commercial Shopping Center) District. The proposal is to construct 40 buildings containing a maximum of 80 dwelling units on a site approximately 1.99 acres (86,713.21 square feet) in size. The project also proposes construction of a new private road to serve 22 of the 40 buildings. The proposed planned unit development requires exceptions to the City Planning Code for: a) minimum lot size, b) usable open space, and c) rear yard setbacks. The application also includes a subdivision request to create 40 lots, one for each new building. Also, the project potentially involves reclassification of the existing zoning of the project site. See reverse side of this sheet for description.
20. 89.126EZ (GREEN)  
Northeast corner of Bayshore Boulevard and Hester Avenue, south of and adjacent to 2011 Bayshore Boulevard (Bayside Motor Inn); Lots 12, 13, 14 and 15, in Assessor's Block 5054A -- Consideration of a Zoning Map amendment to reclassify the above lots from NC-S (Neighborhood Commercial Shopping Center) district to an RH-1 (House, One Family) district, or an RH-1(S) House, One Family with minor second unit) district, or an RH-2 (House, Two Family) district, or an RH-3 (House, Three Family) district or an RM-1 (Mixed Residential, Low Density) district. This proposed amendment of the Zoning Map for reclassification is in conjunction with Planning Commission consideration of an application for PLANNED UNIT DEVELOPMENT, and SUBDIVISION of the same project site as described above.

#### Adjournment

NOTE ON APPEALS: Commission action on Conditional Uses and reclassifications may be appealed to the Board of Supervisors within 30 days. Call (415) 554-5184 for information. Commission actions after Discretionary Review may be appealed to the Board of Permit Appeals within 15 days of actions by the Central Permit Bureau. Call (415) 554-6720 for information. Zoning Administrator action on a Variance application may be appealed to the Board of Permit Appeals within 10 days of the issuance of the written decision.

NOTE: For information related to any of the above matters, please call Linda Avery, Administrative Secretary, City Planning Commission, at (415) 558-6414.





**City and County of San Francisco  
Department of City Planning**

**450 McAllister Street  
San Francisco, CA 94102**

**ADMINISTRATION**

(415) 558-6414

**CITY PLANNING COMMISSION**

(415) 558-6414

**PLANS AND PROGRAMS**

(415) 558-6264

**IMPLEMENTATION / ZONING**

(415) 558-6377

**NOTICE OF CANCELLATION  
OF THE  
SAN FRANCISCO  
CITY PLANNING COMMISSION  
REGULAR MEETINGS  
THURSDAY  
DECEMBER 20, 1990,  
DECEMBER 27, 1990,  
and  
JANUARY 3, 1991**

Due to the Christmas and New Year holidays, the Regular Meetings of the City Planning Commission for December 20, 1990, December 27, 1990, and January 3, 1991 have been cancelled.

**Linda Avery  
Secretary**

CPC:565









